

Research Designed Homes

Living Units



Based on a study by Small Homes Council, University of Illinois, sponsored by the Lumber Dealers Research Council

MALONEY-CHAMBERS LUMBER CO.

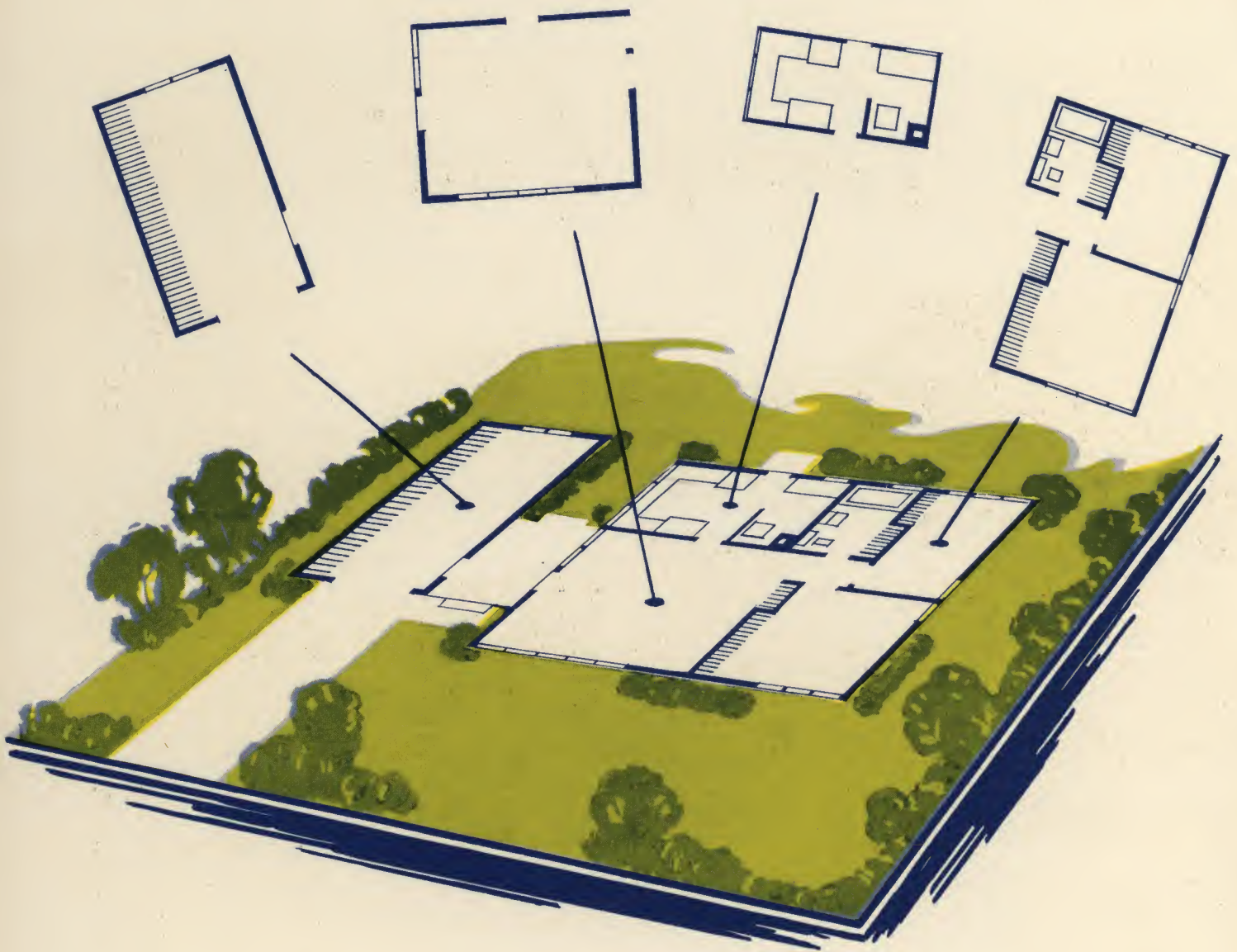
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ALBANY, OREGON

• A LIVING UNIT PLANNING CONCEPT



• INDEX TO HOMES

<i>design No.</i>	<i>page</i>	<i>design No.</i>	<i>page</i>	<i>design No.</i>	<i>page</i>	<i>design No.</i>	<i>page</i>
LD 200	4	LD 207	11	LD 214	18	LD 221	25
LD 201	5	LD 208	12	LD 215	19	LD 222	26
LD 202	6	LD 209	13	LD 216	20	LD 223	27
LD 203	7	LD 210	14	LD 217	21	LD 224	28
LD 204	8	LD 211	15	LD 218	22	LD 225	29
LD 205	9	LD 212	16	LD 219	23	LD 226	30
LD 206	10	LD 213	17	LD 220	24	LD 227	31

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● ORIGIN

The select group of homes illustrated in this book result from a practical application of construction principles and improved building techniques based on an architectural investigation in house design recently completed by the Small Homes Council, University of Illinois, under a research grant given to the University by the Lumber Dealers Research Council.

● LUMBER DEALERS RESEARCH COUNCIL PROGRAM

The Lumber Dealers Research Council, constituted from a group of progressive lumber dealers is supported by qualified retail lumbermen and others allied with the building industry. Its aim and purpose is to sponsor and co-ordinate nationwide research in housing cost reduction and planning, technical and distribution phases:

That the home building public and the lumber and building industry might reap full benefit from this research program, the Lumber Dealers Research Council has caused this book to be published. Special acknowledgment is due this group for its enthusiastic support and cooperation to this end.

● SMALL HOMES COUNCIL COOPERATION

Acknowledgment also is due the entire staff of the Small Homes Council, University of Illinois, who laid the groundwork and conducted the study which resulted in this "Unit Planning" idea.

● HOMES ACTUALLY BUILT

Putting theory into practice several homes based upon this study already have been built. Others, following actual plans of homes illustrated herein, are now under construction.

Therefore, it is with considerable pride and satisfaction that we present this book to you, hoping of course that you will find your future home among those on the following pages. We can supply you with blueprint plans for any of the designs shown and we shall consider it a privilege to discuss your home building requirements with you.



● UNIT PLANNING . . . What it is

The Small Homes Council study in house planning had two major objectives:

- To help the homeowner get the most for his money by eliminating waste — waste space in the house, waste in the use of materials, waste in the use of labor.
- To make it possible for the homeowner to build a house which fits the needs of his family and the requirements of his site — one which is not and does not look like his next-door neighbors'.

Since one of the most efficient ways to eliminate waste in construction is through standardization, the problem at first seems contradictory:

Standardization of construction vs. Flexibility of design

Both of these are possible to attain, however, through a system of unit planning — that is, through the use of standardized plans for a room, or groups of rooms, so designed that they can be combined in different ways to form a variety of complete house plans.

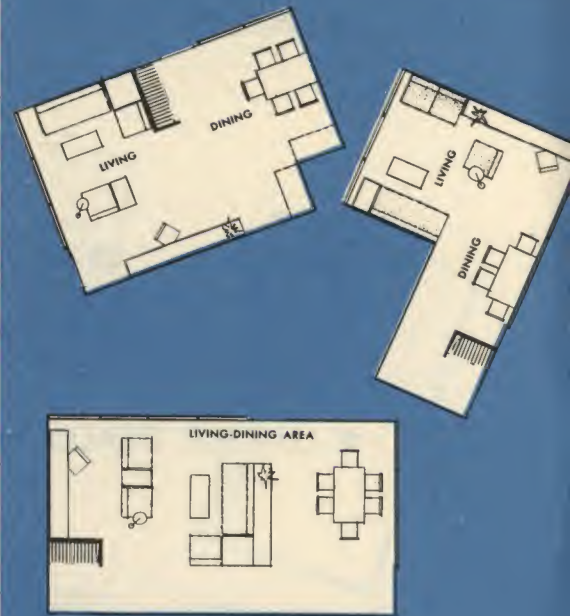
A system such as this requires that each unit be carefully planned within itself without regard to the rest of the house or the exterior. For example, bedrooms in the sleeping unit must have an acceptable relationship to the bathroom and the linen closet which are also part of that unit. The bedrooms themselves must be large enough to accommodate the usual pieces of bedroom furniture, and they must have a pre-determined amount of storage space. (The amount depends on the number of people for whom the room is designed.)

Such a unit of bedrooms and bath will answer the needs of a dozen houses, no two of which might be alike except for this inner relationship within the rooms of the unit.

Since the other units are similarly designed, considerable variety in appearance and flexibility in room arrangement are offered in planning a house. This flexibility makes it possible to meet (1) different site conditions — size, orientation, placement on sites, (2) different living needs of many families, and (3) public desire for variety in exterior appearance.



LIVING-DINING AREA UNITS



SLEEPING UNITS



GARAGE UNITS



WORK AREA UNITS



EXPANSION UNITS AND EXTRA ROOM UNITS



● STANDARDIZATION THROUGH MODULAR CO-ORDINATION

All of these homes are *Modular*. Simplified construction methods that save time and material are today possible because of the acceptance of the principle of modular design in which the dimensions of a house are co-ordinated with those of building materials so that materials can fit into a house with a minimum of cutting and fitting. The basic unit or module employed is 4 inches. Larger modules — multiples of the basic 4 inch — are used throughout a house to establish the spacing of walls, windows, studs and joists. Sixteen inches (4 modules) is frequently used since it corresponds with normal stud spacing. Four feet (12 modules) is a common module since it corresponds with stock sizes of sheet materials such as plywood and wall or insulating boards. Therefore, economies are effected as house dimensions and material sizes are related.

● IMPROVED BUILDING TECHNIQUES

Modular design standardizes measurements, does away with most fractional dimensions and makes possible improved framing details which, in turn, reduce the amount of labor needed on the job. Lumber can be pre-cut to size by power tools; roof trusses, wall panels, gable ends can be detailed for pre-assembly on the ground; closet-walls can be used for interior partitions. The use of roof trusses to eliminate load-bearing interior partitions allows sheet materials to be applied on the entire ceiling of a one-story house efficiently and quickly since the surface is uninterrupted. The same is true of floors and exterior walls. It is no longer necessary to cut and fit each piece of building material from measurements taken as the work progresses.

These and other building techniques standardize the quality of construction and reduce costs by eliminating waste, both in labor and materials. They make possible quantity production of quality parts.

To take advantage of the savings which standardization makes possible, the unit plans had to be designed — or engineered — at the very beginning for the use of these techniques.



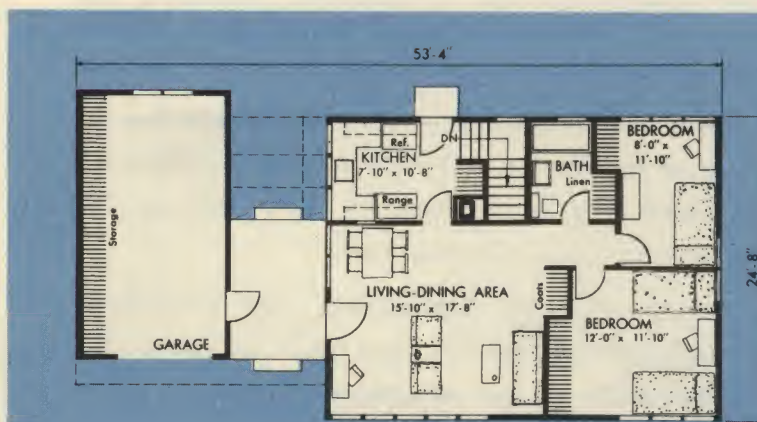
LD 200

LIVING AREA 768 SQ. FT. A LOT WITH A MINIMUM FRONTAGE OF 70 FT. IS RECOMMENDED.

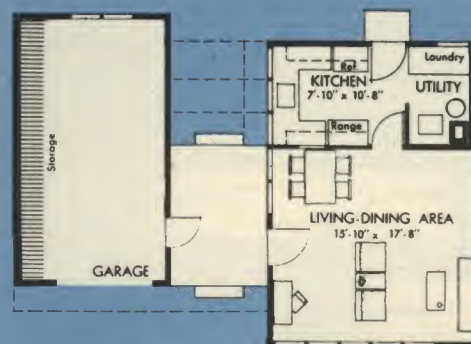
Designed primarily for economy, this home makes maximum use of limited space. The home has two bedrooms, one master and one single. Both have cross-ventilation.

For a house of this size it has a generous amount of closet space. Provision is made for storage of bulky items along one wall of the garage.

The living-dining area is planned so that traffic patterns do not interfere with furniture arrangements. There is a large area of glass in the living room. The kitchen has a compact "U"-shaped arrangement, and a pass-through is provided in the wall between the kitchen and dining area.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



**APPROACH
FROM THE
ROAD**

**LIVING AREA 832 SQ. FT.
MINIMUM LOT WIDTH 75 FT.**

LD 201

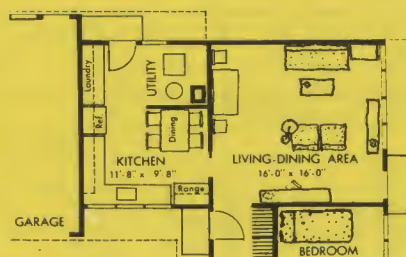
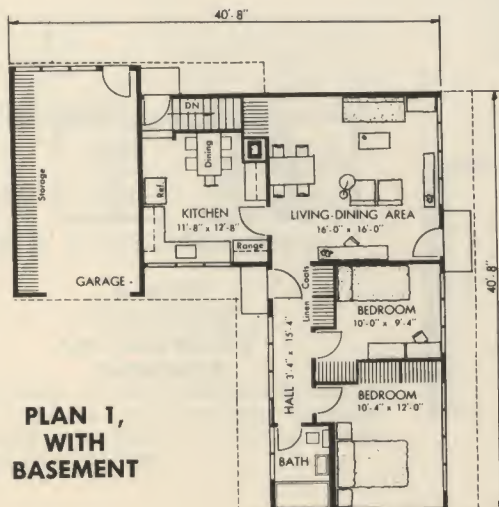
SOUTH OR GARDEN SIDE

Privacy is attained in this home by placing the principal living area away from the street. The occupants, however, are not completely shut off from the street for adequate window area in the kitchen permits sighting approaching guests.

The living-dining areas are completely set aside from the direct circulation paths permitting uninterrupted conversations. Passage may be made from either the kitchen or front door directly into the bedroom wing of the house. The garage, too, is easily accessible from both the front and rear door. Both the bedroom and living-room windows open to the south or garden side creating an air of spaciousness.

Although the exterior is extremely simple, it denotes good taste. Vertical siding and the horizontal roof lines give it a clean, uncluttered appearance noteworthy in the modern home.

Best results would be obtained by placing the house on the east or west side of a street.





LD 202

an expansible home

see next page

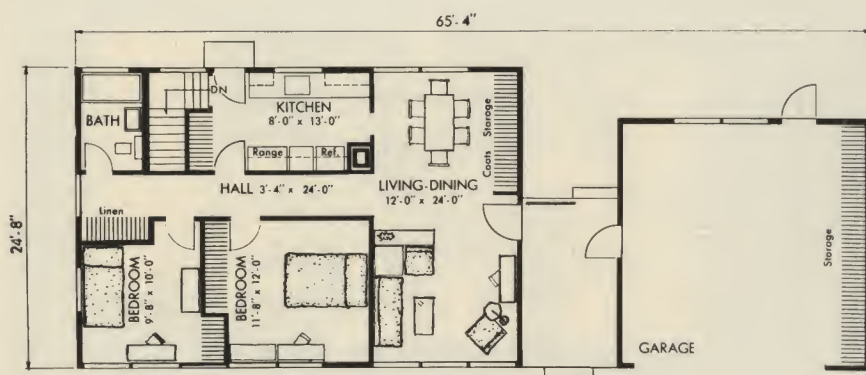
This two-bedroom house is designed so that it can be increased in size when the family needs more room. The expanded version is shown on the opposite page.

Although in the selection of units for this house allowance was made for increased family activity, nothing was sacrificed if it is desired as a two-bedroom home. Excellent storage facilities are provided throughout the house and garage as well as in each bedroom. The kitchen has been carefully planned so that a minimum of steps are required to service the entire house. Note too, the pleasant way in which the living area has been separated from the dining space. In this living area there can be no cross-traffic to interrupt conversations.

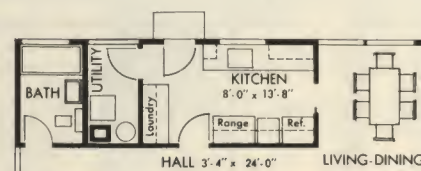
Although the picture shows a two-car garage attached to the house by a breezeway, a single-car garage may easily be substituted.

If adding the additional bedrooms is contemplated, a minimum lot width of 90 feet or a corner lot is recommended. In this way, maximum use can be made of the lot.

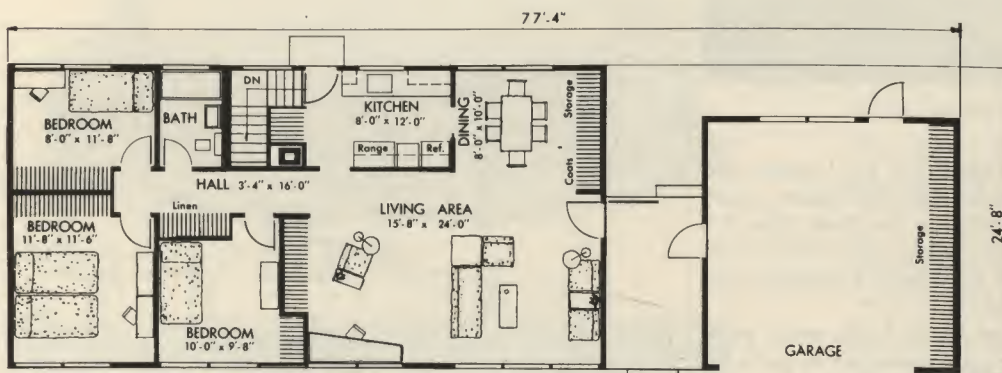
The living area of the two bedroom house before expansion is 864 square feet.



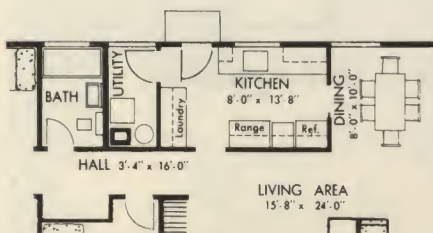
PLAN 1, WITH BASEMENT



**PLAN 2,
WITH UTILITY
ROOM AND NO
BASEMENT**



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

LIVING AREA OF THE EXPANDED HOME IS 1152 SQ. FT. BECAUSE WHEN EXPANDED, THE HOME REQUIRES A LOT WIDTH OF 90 FT., A CORNER LOT IS RECOMMENDED.

LD 203
the expanded
version of
LD202 on
preceding page

Here is shown the expanded version of design LD202. To the original two-bedroom home 12 ft. has been added to the length of the structure, thereby gaining two bedroom spaces.

The addition provides for either a four-bedroom house, or a three-bedroom house with an enlarged living area. The latter is recommended because with a four-bedroom house the smaller living area would be crowded for family use.

The living area may be easily enlarged, at the same time the addition is made or later, by removing the non-load bearing partition which separates the living-dining area and the master bedroom. The latter thus becomes part of the living area making it 16 x 24 feet.

The two-car garage further provides sufficient space for the requirements of a large family.



AS SEEN FROM THE ROAD

LD 204

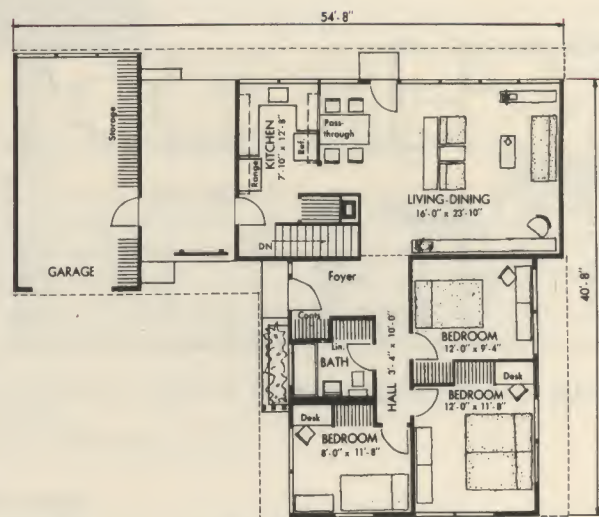
A three-bedroom house easily adapted to any location and designed so the living-dining areas and the kitchen would face south. This would require a lot on the south side of a street but if such a lot is not available, the plan can be adapted for a north-south street by turning it sideways and constructing a driveway turn-around.

Several of the features found in this home are a pass-through from the kitchen making it convenient to serve all the meals in the dining area; a generous entryway and a large living area opening onto a paved terrace. Two of the three bedrooms are double, the third is single and has space for a built-in chest or desk.

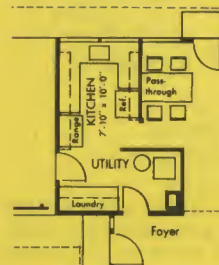
LIVING AREA 1,088 SQ. FT. MINIMUM
RECOMMENDED LOT WIDTH—70 FT.



THE GARDEN SIDE



PLAN 1, WITH BASEMENT



PLAN 2,
WITHOUT BASEMENT



AS SEEN FROM THE ROAD

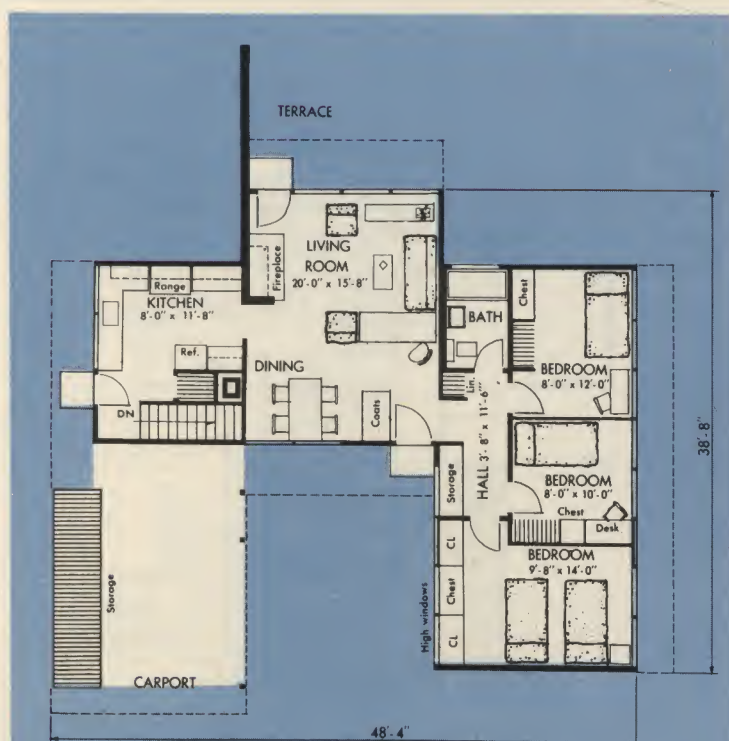
LD 205



LOOKING TOWARD THE TERRACE

The fireplace wall in this house has been extended to the outdoors to give protection from the wind for the outdoor sitting area. Although the fireplace can be of stone or brick, concrete block was chosen to show how a relatively inexpensive material may be used for smart interiors if it is flanked by warm colors. One master and two single bedrooms are featured in this house.

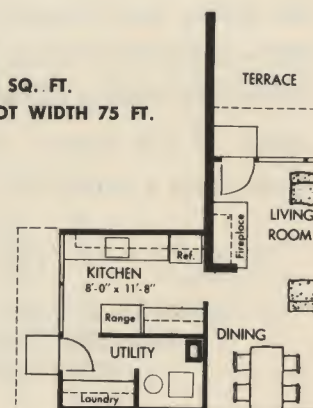
The "U" shaped arrangement of the plan permits convenient access to both front and rear entrances of the house from the carport.



PLAN 1, WITH BASEMENT

LIVING AREA 1,000 SQ. FT.
MINIMUM RECOMMENDED LOT WIDTH 75 FT.

PLAN 2, WITH UTILITY ROOM,
NO BASEMENT





LD 206

Use of an extra-room unit gives this house a playroom (or study area) adjoining the kitchen, yet secluded from the remainder of the house.

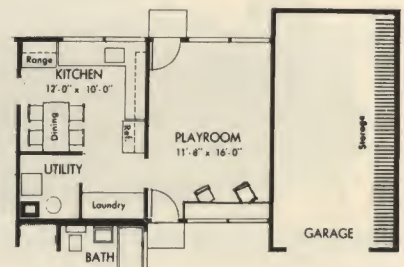
The kitchen and the playroom are at the rear of the house and face south, as does the living room. The outdoor play area may be supervised from either the kitchen or the living room.

Meals may be served in the kitchen or in the dining area screened from the front door by a closet-unit. Arrangement of the rooms allows the heating system to be placed in the center of the house. The two bedrooms, a master and a double, are off to one side.

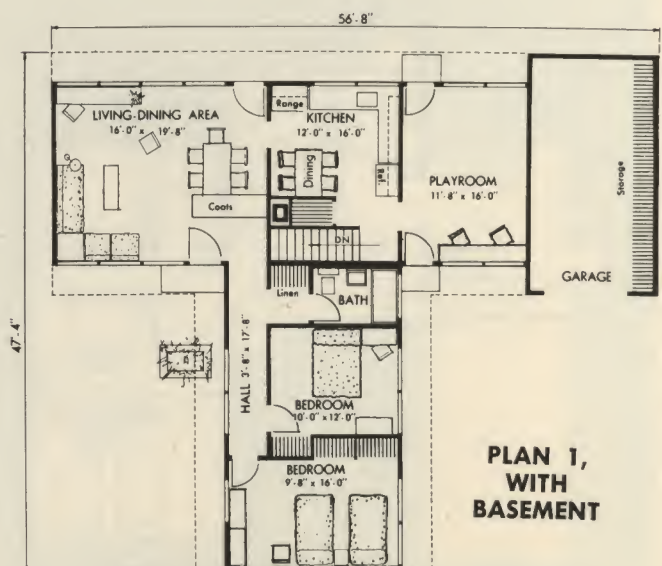


PLANS ARE AVAILABLE FOR ALL HOMES
ILLUSTRATED, EITHER WITH OR
WITHOUT BASEMENT.

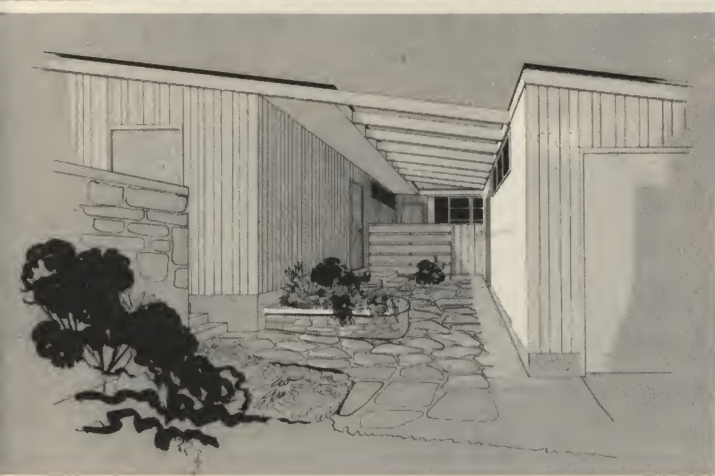
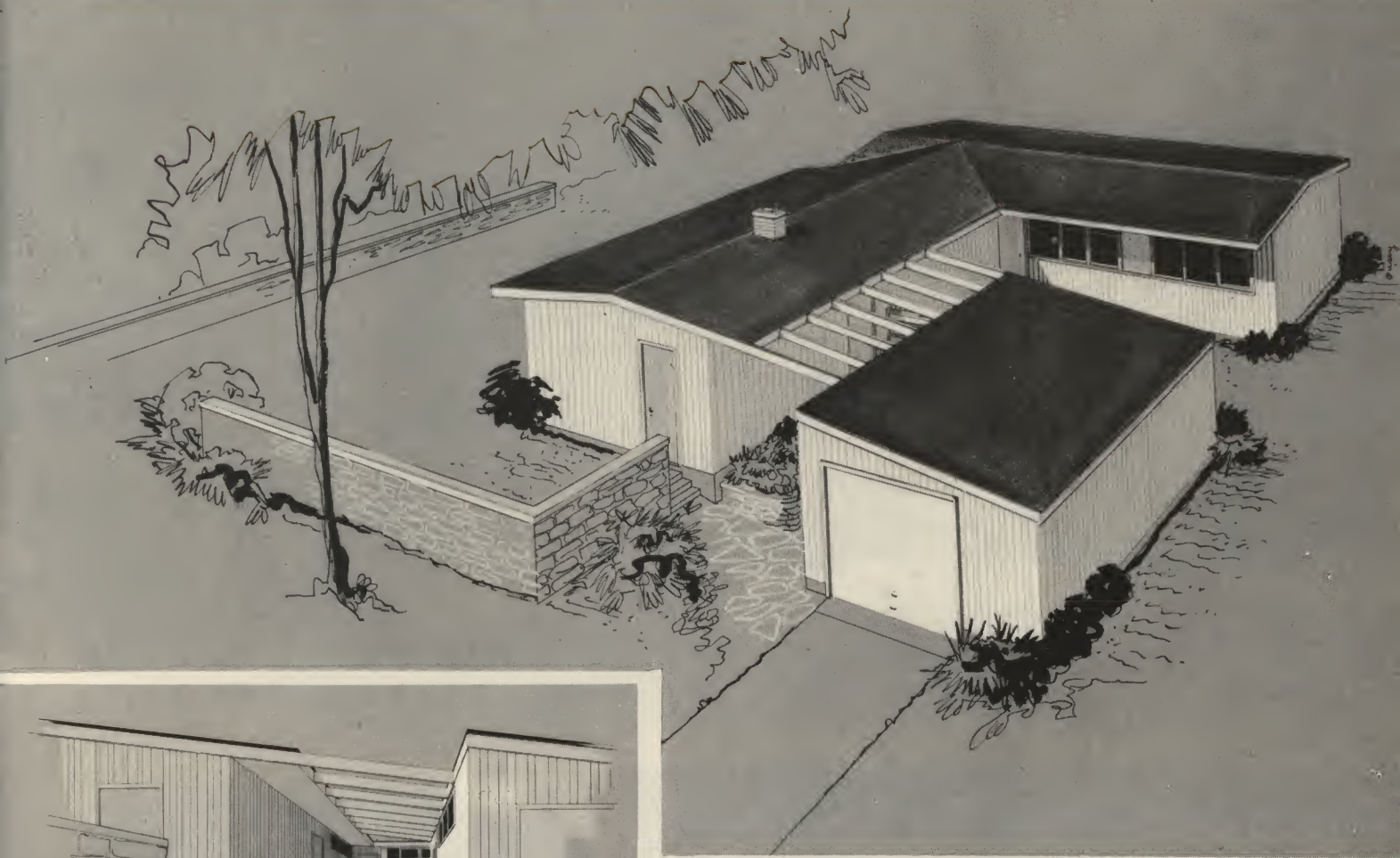
LIVING AREA
1,152 SQ. FT.
RECOMMENDED MINIMUM
LOT WIDTH 70 FT.



PLAN 2, WITHOUT BASEMENT



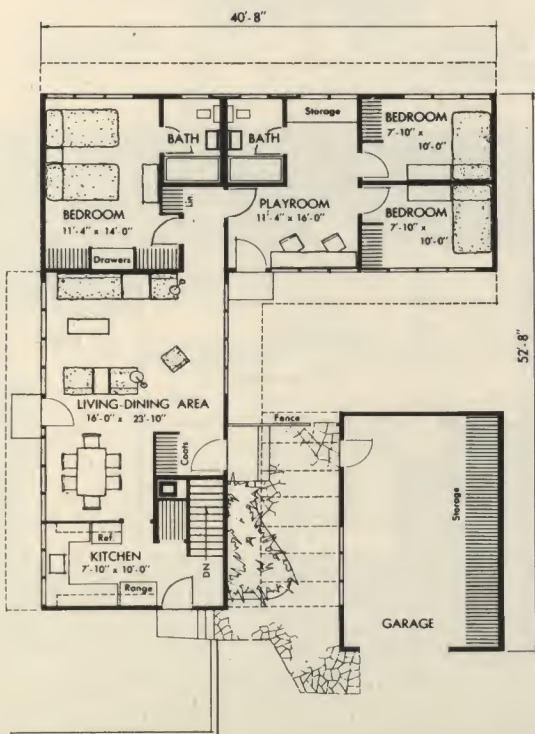
PLAN 1,
WITH
BASEMENT



ENTRANCE
COURT

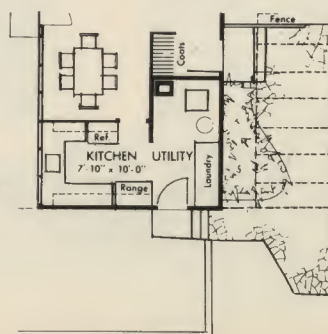
LD 207

*a three bedroom
home with a play
room and two baths*



PLAN 1,
WITH
BASEMENT

PLAN 2,
WITHOUT
BASEMENT



LIVING AREA
1,152 SQ. FT.
LOT WIDTH 70 FT.

Generous space for children's activities is provided in this house. Two single bedrooms, either of which could use bunk beds, open into the playroom. Off the playroom is a courtyard play area, thus providing all the features desired by a family with small children. The playroom separates the children's sleeping rooms from the master bedroom which has a private bath and ample storage area.

The grownups, not forgotten, have their own outdoor living area just off the living-room which is on the south side of the house.



LD 208

the clerestory

This small house with its exceptional plan is particularly well-suited for a couple. The large living-dining area has an appearance of spaciousness which is increased by the high ceilings and the large windows on the south which look out on the garden.

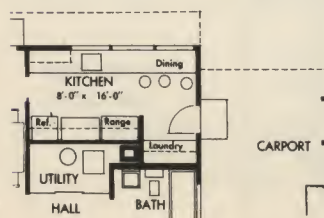
The clerestory windows give cross ventilation to the living area and light to the hall. The stone wall is both a structural and a decorative feature with the stone exposed on the inside living room wall as well as on the outside.

Storage areas are well-planned and the carport has cabinets for garden and lawn equipment.

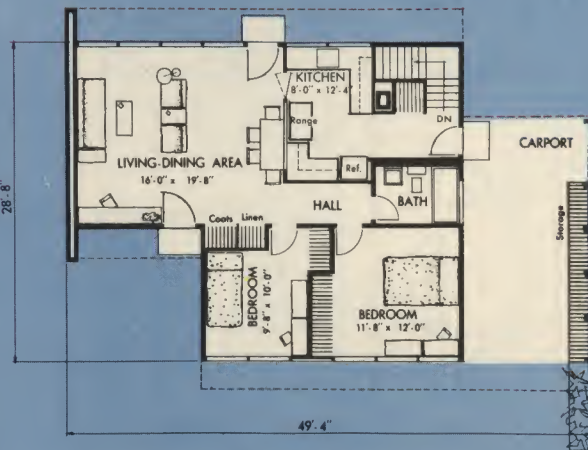
800 square feet of living space. Recommended minimum lot width, 60 feet.



**VIEW IN LIVING-
DINING AREA**



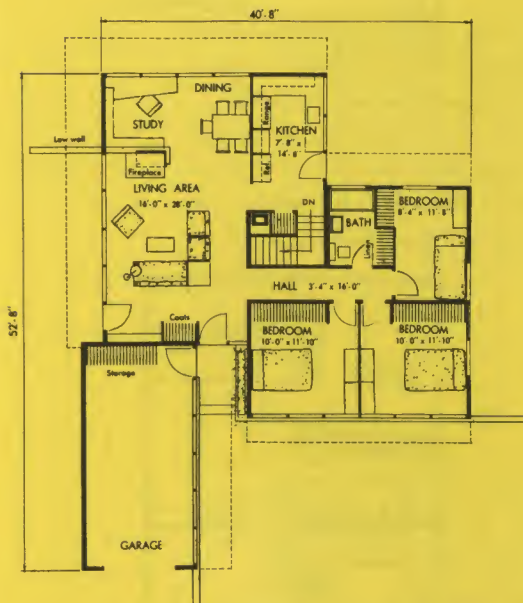
**PLAN 2,
WITHOUT
BASEMENT**



PLAN 1, WITH BASEMENT



LIVING AREA 1,120 SQ. FT. RECOMMENDED
MINIMUM LOT WIDTH 70 FT.



PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT

LD 209

In addition to the usual living and dining space, the living unit of this house has a secluded study area. This is placed in back of the attractive semi-free-standing fireplace. A low wall extending from the fireplace divides the study from the rest of the room. It continues onto the outside of the house, forming a screen for the outside sitting area.

Careful planning has cut the traffic lane to a minimum and allows easy access to either the front entrance or to either of the three bedrooms from the kitchen.





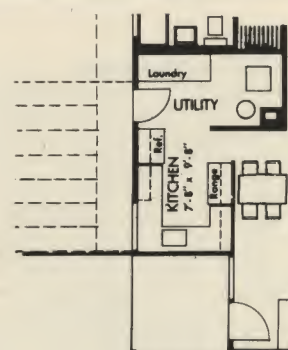
LD 210

The land around this house has been carefully tied in with the family's living activities. The service yard can double for the children's play area and can easily be supervised from the kitchen. Screen-type plantings or a fence can shield this area and the garden at the side of the house from the street. The garden area would be on the south just off the living room.

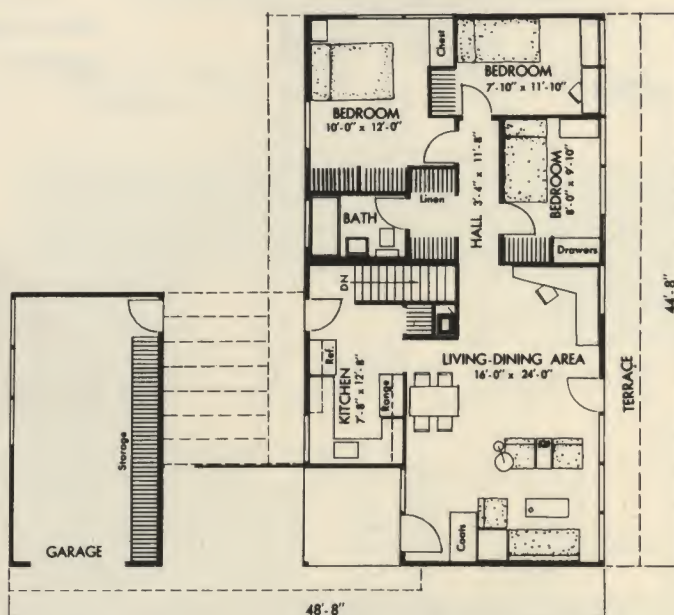
The bedrooms (one double and two single) each have ample closet space and the windows are raised high enough to permit furniture placement below them.



LIVING AREA 992 SQ. FT.
RECOMMENDED MINIMUM LOT WIDTH 80 FT.



**PLAN 2,
WITHOUT
BASEMENT**



PLAN 1, WITH BASEMENT

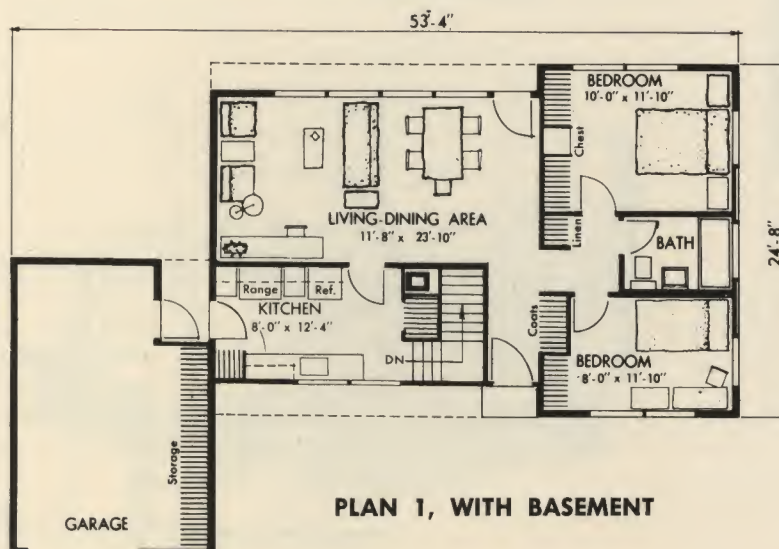


LD 211

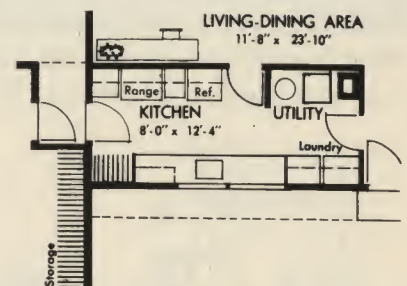
Ready access to all areas of the house is permitted by the design of this home. The living area has been placed in such a way as to eliminate all traffic lanes thus allowing an uninterrupted conversation.

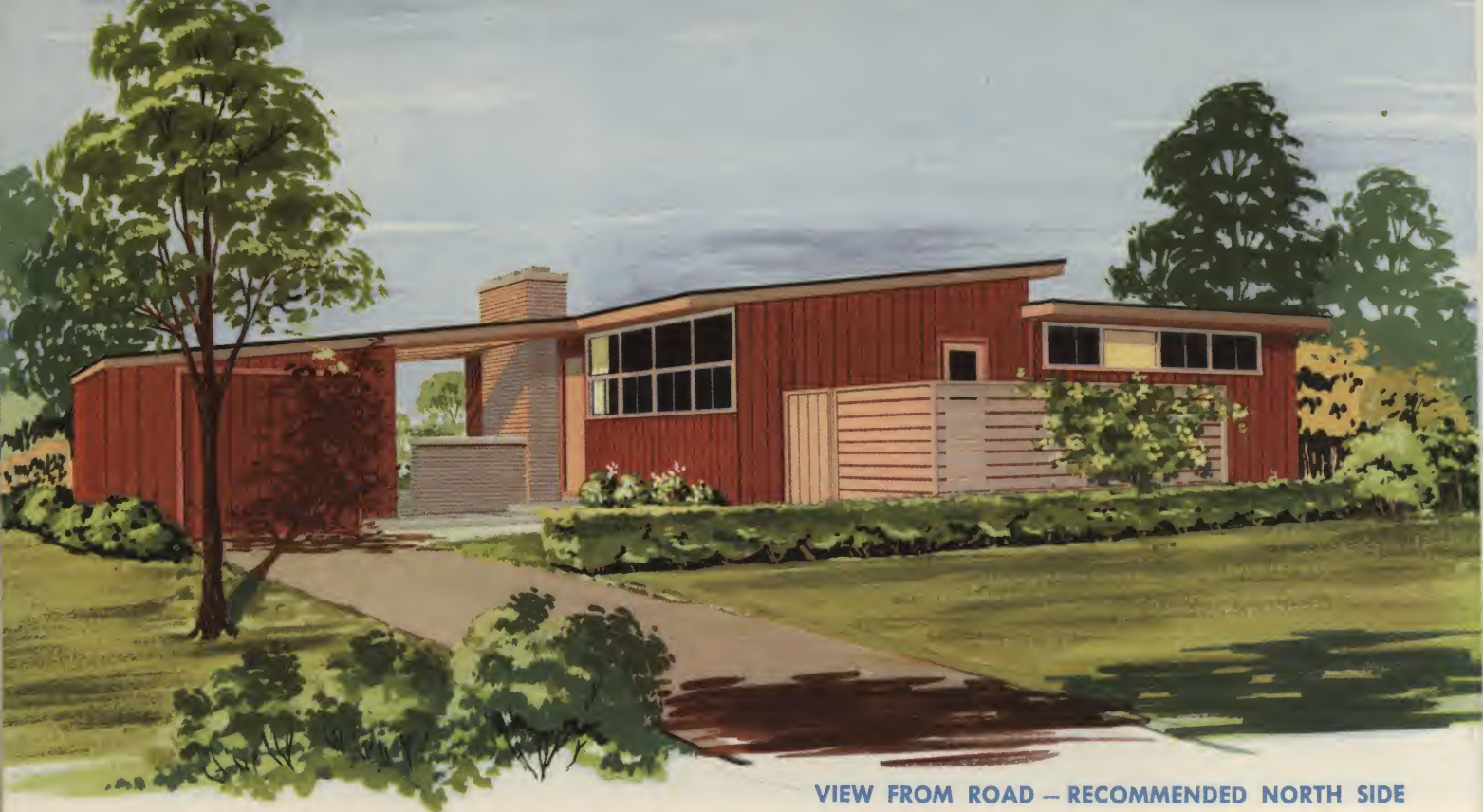
Although a small home, the living-dining area opens on an outdoor sitting area thereby giving the house a feeling of considerably more living space. The rear bedroom is sufficiently large enough for twin beds, if desired, and ample closet space plus a built-in chest are noteworthy features. The front bedroom permits use of a single bed and would be ideal for a young boy or girl's room.

The more than sufficient storage space in the house is supplemented by an unusual amount set aside in the garage.



LIVING AREA 816 SQ. FT.
RECOMMENDED LOT WIDTH 70 FT.





VIEW FROM ROAD — RECOMMENDED NORTH SIDE

LD 212

*the front
cover home*

Designed for rear garden appreciation and privacy, this 3-bedroom house is made distinctive by the combination of the shed and flat roof. Clerestory ventilators provide cross ventilation of the living-dining area.

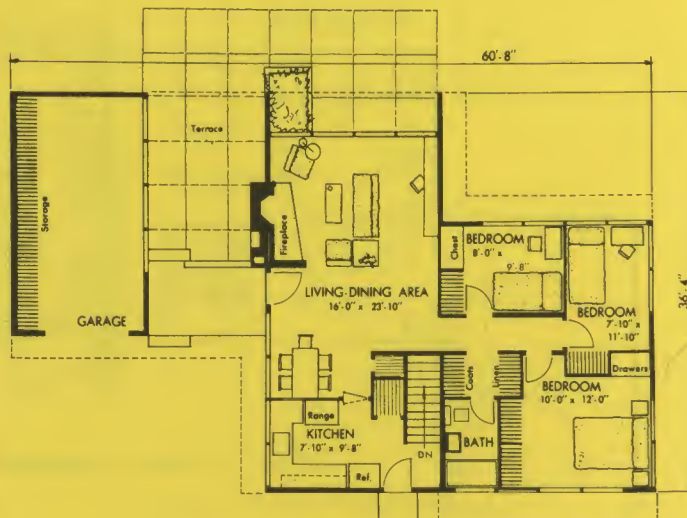
Tying the outdoors and indoors together is important to the feeling of spaciousness which this house achieves with the large paved terrace to the south and the living room which looks out onto it through the large windows.

Other features are a dining area with a pass-through to the kitchen; a living room fireplace and an outdoor grill; a covered passage from the garage to the front door; and a service yard screened from the road.

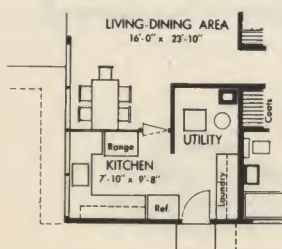


VIEW FROM REAR GARDEN

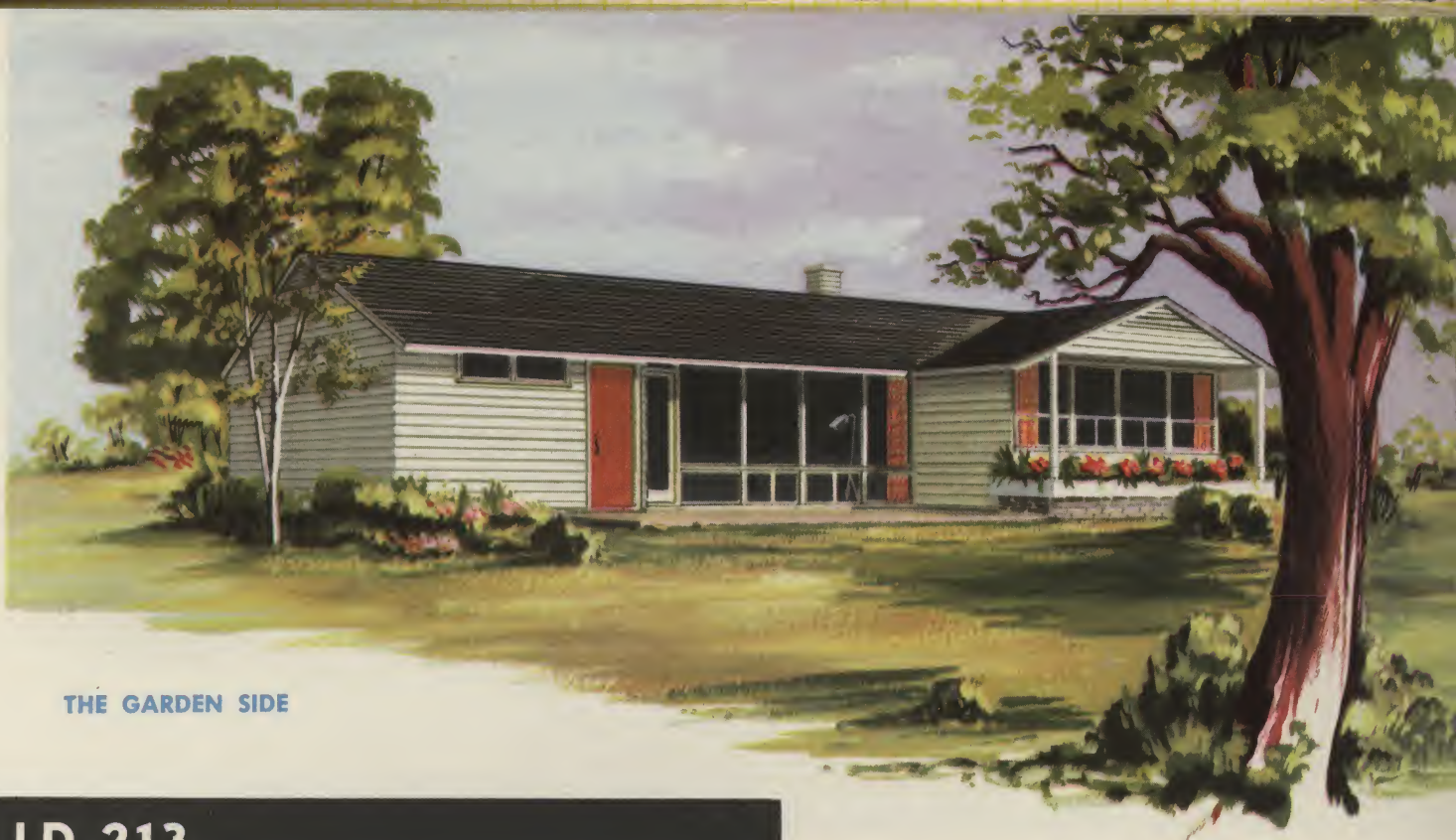
LIVING AREA 992 SQ. FT. RECOMMENDED MINIMUM
LOT WIDTH 80 FT.



PLAN 1, WITH BASEMENT



**PLAN 2,
WITHOUT
BASEMENT**



THE GARDEN SIDE

LD 213

Sixteen feet of glass on the south wall of this kitchen bring a pleasant view to both the dining and work areas. The dining space is sufficiently large enough for family meals but if desired a more formal setting can be obtained by using the area to the rear of the coat closet in the living room.

The front entrance is screened by a storage closet 6 feet high. This unit, in addition to providing a vestibule, gives the living-dining area the effect of a larger room than would a ceiling high partition.

Excellent closet and storage area is evident not only in the two bedrooms but throughout the house and garage. The bedrooms are sufficiently large to be used as double bedrooms — one with twin beds.

LIVING AREA 1,024 SQ. FT. RECOMMENDED MINIMUM LOT WIDTH 70 FT.

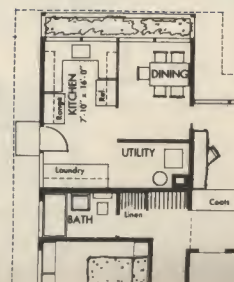


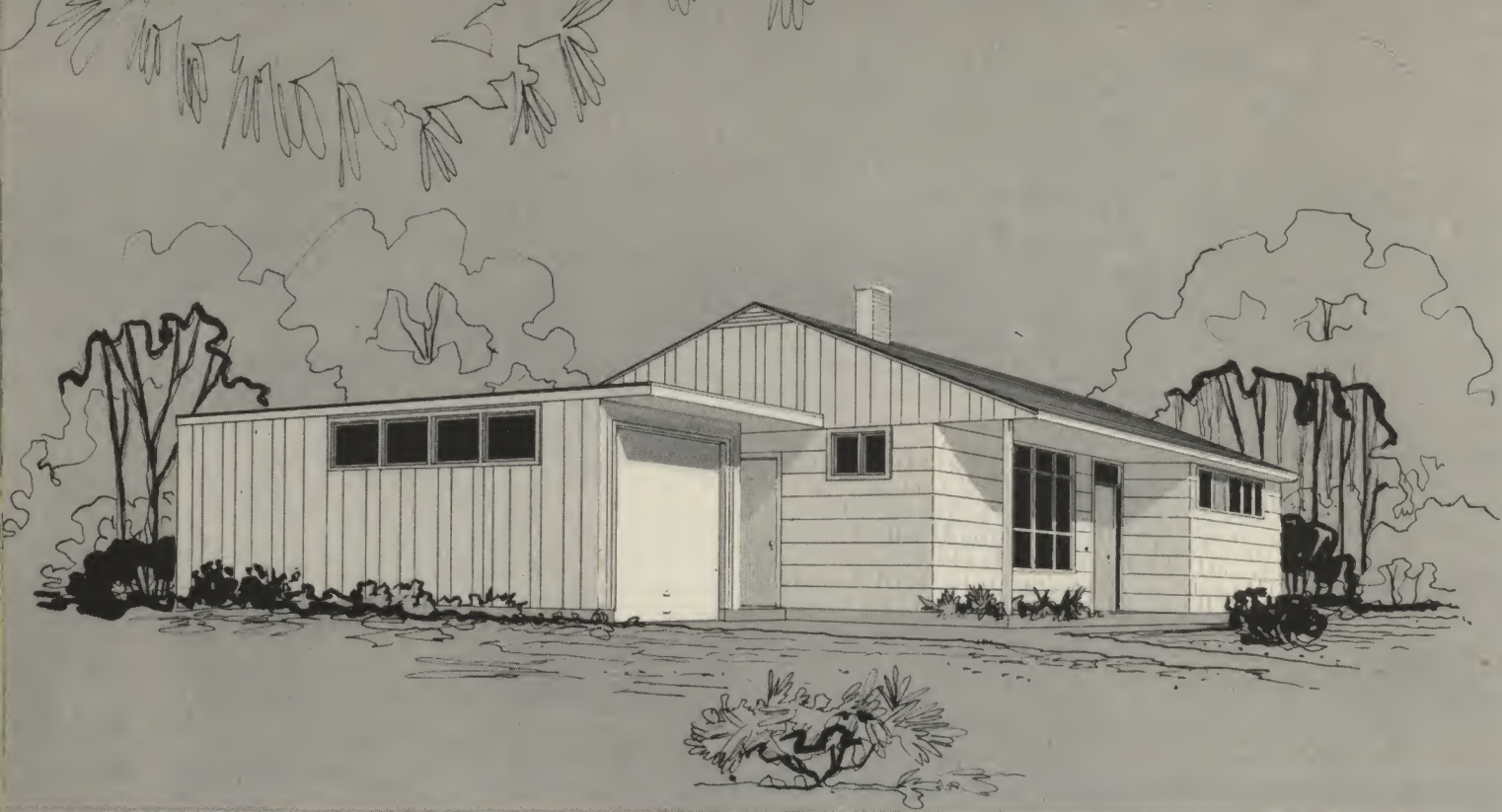
PLAN 1, WITH BASEMENT



AS SEEN FROM THE ROAD

PLAN 2, WITH UTILITY ROOM, NO BASEMENT





LD 214

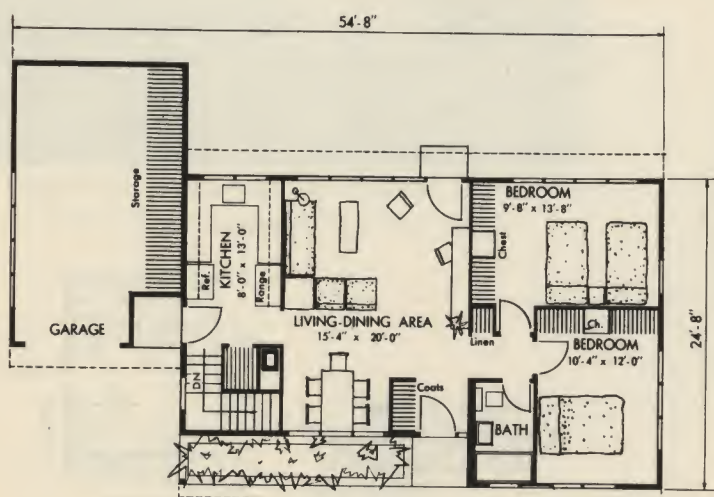
LIVING AREA 864 SQ. FT.
MINIMUM LOT WIDTH 70 FT.

The kitchen of the work area unit selected for this home has an unusual amount of wall cabinet storage space. In addition, its efficient "U" shape faces south thus providing a pleasant view onto the rear garden.

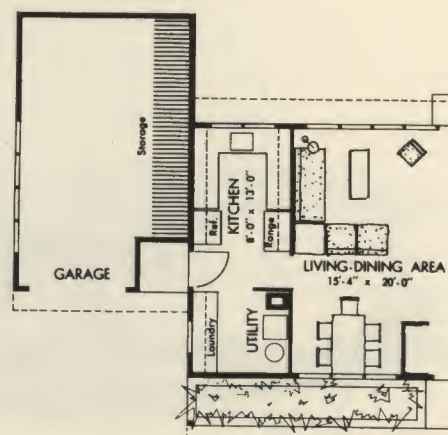
The master bedroom and the living room also look out onto the garden adding a greater air of spaciousness to the rooms. Each of the two bedrooms contains an abundance of storage space and sufficient space for twin beds in the master bedroom and a double bed in the front bedroom. High windows are used in the latter room and also in the bathroom to assure privacy and for cross ventilation.

A vestibule, a feature often missing in homes built today, is included in this design. The coat closet shelters the dining area from the front entrance.

The use of a flat roof over the garage not only creates an interesting exterior outline but is most economical.



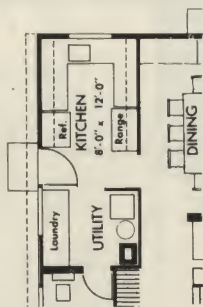
PLAN 1, WITH BASEMENT



PLAN 2, WITHOUT BASEMENT



**PLAN 2,
WITH UTILITY ROOM,
NO BASEMENT**



LD 215

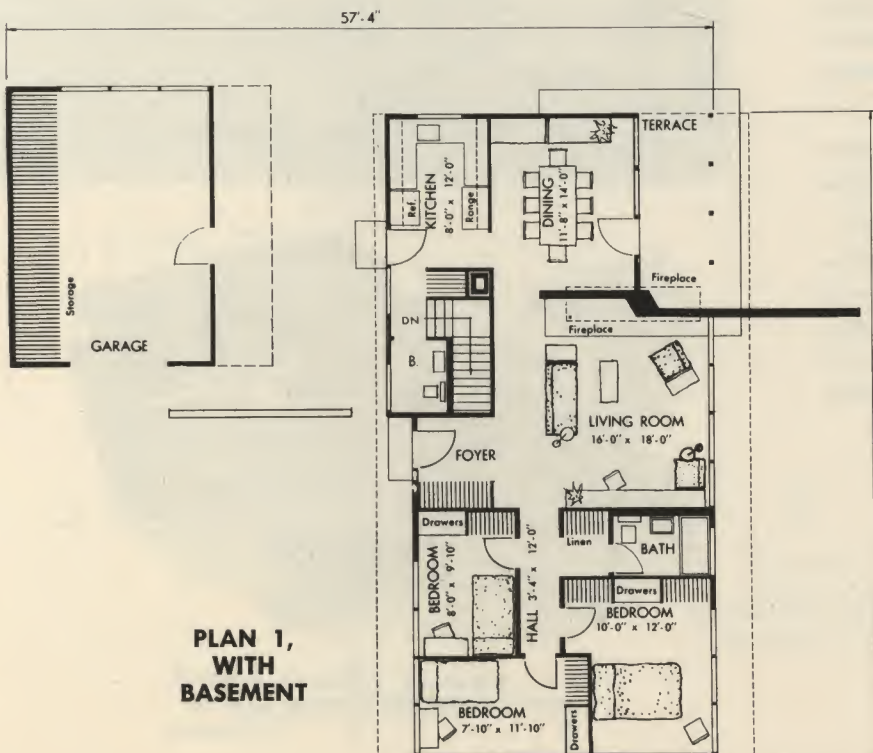
A separate dining room and a small eating terrace with a fireplace are provided in this house which is well suited for families who consider gracious dining facilities important in entertaining and everyday living.

The dining terrace, which is covered by the roof overhang, is on the south and off the dining room. It is secluded and sheltered from the side lawn and garden by the fireplace wall. A second fireplace is in the living room.

The bedrooms, one double and two single, are secluded from the living section and each has more than sufficient closet and storage area.



**LIVING AREA 1,120 SQ. FT.
RECOMMENDED MINIMUM
LOT WIDTH 70 FT.**



**PLAN 1,
WITH
BASEMENT**



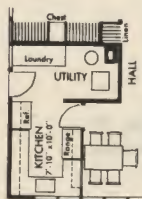
LD 216

Enthusiasts of fireplaces and of pleasant open living will find in this design many features to their liking. In addition to the fireplace in the living area, there is a second one on the terrace which will add to the pleasures of outdoor living.

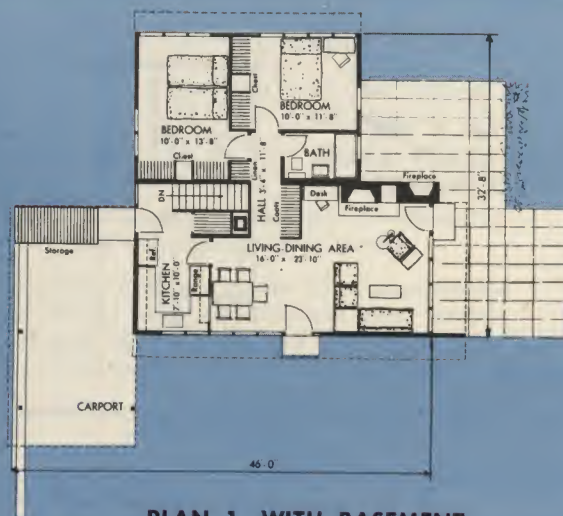
The generous living-dining area is made to seem even larger by designing one end of the room so that it has a large glass area opening onto a paved terrace and by allowing the ceiling to follow the slope of the low pitched roof. The fireplace provides an intimate effect which is assured by carefully planning the living room free of traffic lanes.

The bedrooms (a master and a double) are given additional privacy by closet-units which flank the living-dining area.

As originally designed, the living area and the terrace are on the south; however, the house can be oriented so that the bedrooms or even the kitchen and dining area may face south. Total living area of this home is 896 square feet. A lot with a minimum frontage of 70 feet is desired.



**PLAN 2,
WITHOUT
BASEMENT**



PLAN 1, WITH BASEMENT



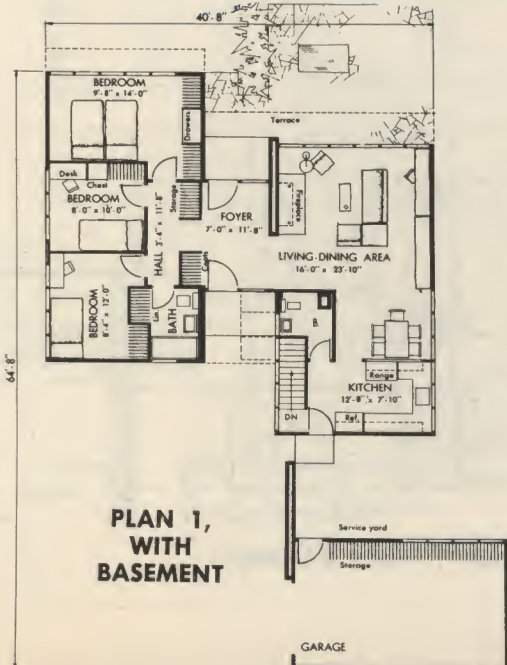
**VIEW OF TERRACE AND
OUTDOOR FIREPLACE**



LOOKING TOWARD THE TERRACE



APPROACH FROM THE ROAD




LIVING AREA
1,120 SQ. FT.
RECOMMENDED MINIMUM
LOT WIDTH 70 FT.

LD 217

A definite separation between the bedroom wing and the rest of the house is obtained by the use of a well-lighted entrance hall. This hall is the connecting link between the living and sleeping area, and serves as an excellent sound barrier for the occasions when part of the family is entertaining. The convenient lavatory, as this one just off the kitchen, is a necessity in this style home.

Noteworthy features are the attractive stone fireplace in the living room; the efficient pass-thru from the kitchen to the dining area and the pleasant terrace for outdoor living in the rear of the house. The living room, entrance hall, terrace and master bedroom preferably should face south to the rear of the lot.



**PLAN 2,
WITHOUT BASEMENT**

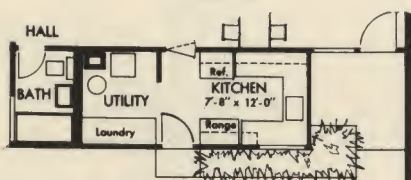


GARDEN SIDE

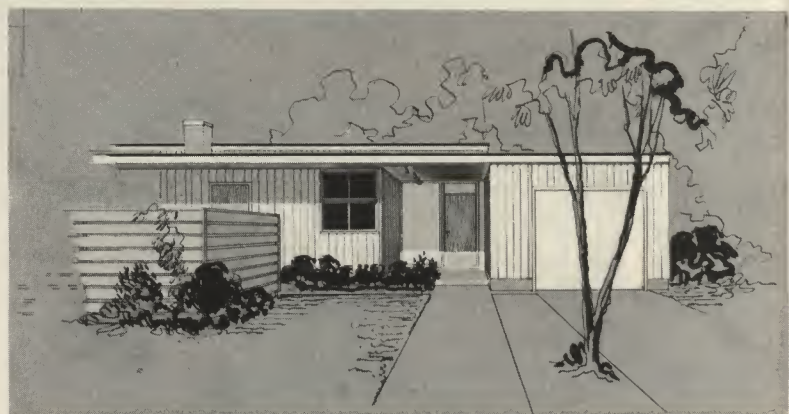
LD 218

This solar house is one which makes use of all the advantage of a lot on the south side of the street. All of the areas devoted to living activities (the living-dining area and the two bedrooms) are on the south of the house and have a large expanse of glass which will admit the warm rays of the sun in winter. An overhang of the roof protects these rooms from glare and the summer sun. In the bedrooms, this ribbon of glass is held high enough for convenient furniture placement below the windows.

A shed roof is used over part of this house which together with the flat roof makes possible clerestory ventilation. The feeling of spaciousness, which is achieved in the living-dining area through the use of large windows and the slanted ceiling, is further encouraged by the use of a low closet-unit to form a screen for the front entrance.

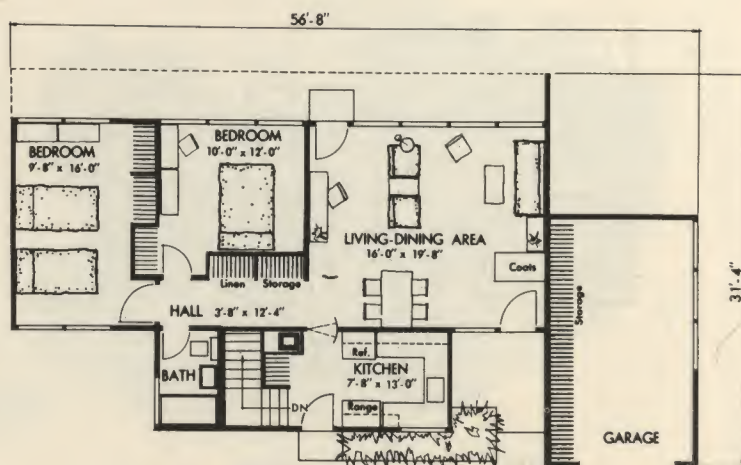


PLAN 2, WITHOUT BASEMENT



APPROACH FROM THE ROAD

LIVING AREA 960 SQ. FT. RECOMMENDED LOT WIDTH — 70 FT.



PLAN 1, WITH BASEMENT



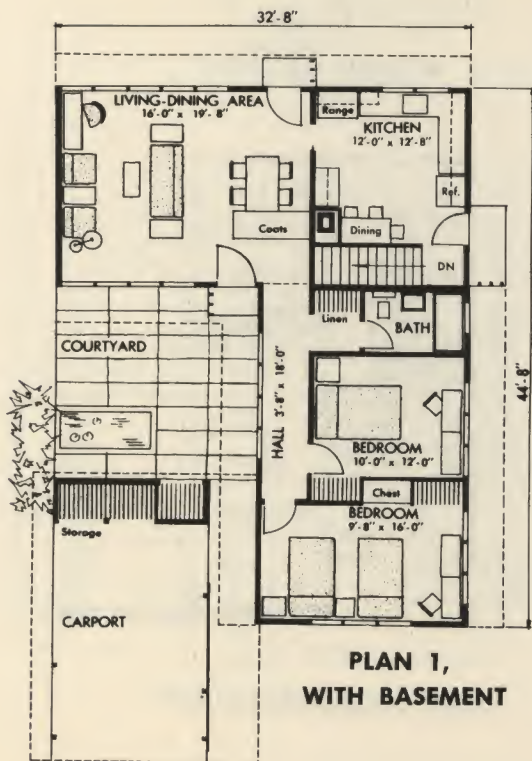
COURTYARD

LD 219

Seldom do plans utilize the land around the house for living area as well as does this one.

An ideal house for a city-dweller with a narrow lot for he may also have a protected courtyard and a terrace-garden or back-yard playground. The living-dining area of the house opens onto both. The carport hides the courtyard from curious stares of passers-by.

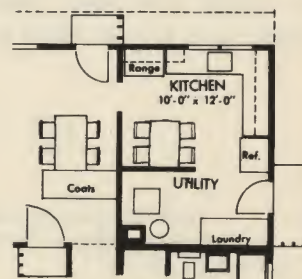
The house is designed for a lot on the north side of the street (the courtyard is on the south). The two bedrooms overlook the side yard. The bedrooms are easily reached from the front door without cutting through any rooms.



PLAN 1,
WITH BASEMENT



LIVING AREA 960 SQ. FT.
RECOMMENDED MINIMUM
LOT WIDTH 60 FT.



PLAN 2,
WITHOUT BASEMENT



LD 220

Although this house is designed so that the garden area is to the side of the lot, privacy from the street is assured by a masonry wall.

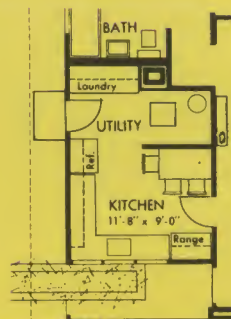
The living-dining room opens onto the garden making it simple to serve meals outdoors. Two eating spaces are provided in the house itself — one in the kitchen; the other in the dining area of the living room.

A pleasant detail in the exterior planning is the planting box which not only separates the front walk from the service entrance but seemingly ties the completely detached garage to the house.

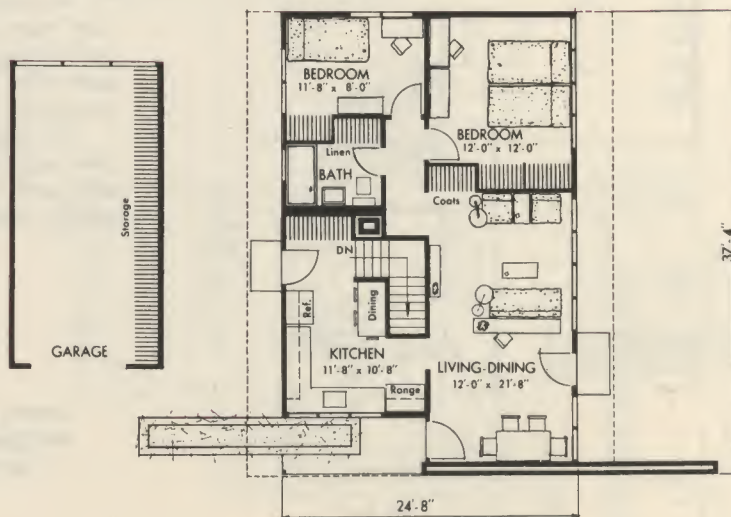
There are two bedrooms, a master and a single, the latter suitable as a guest room or a boy or girl's room.



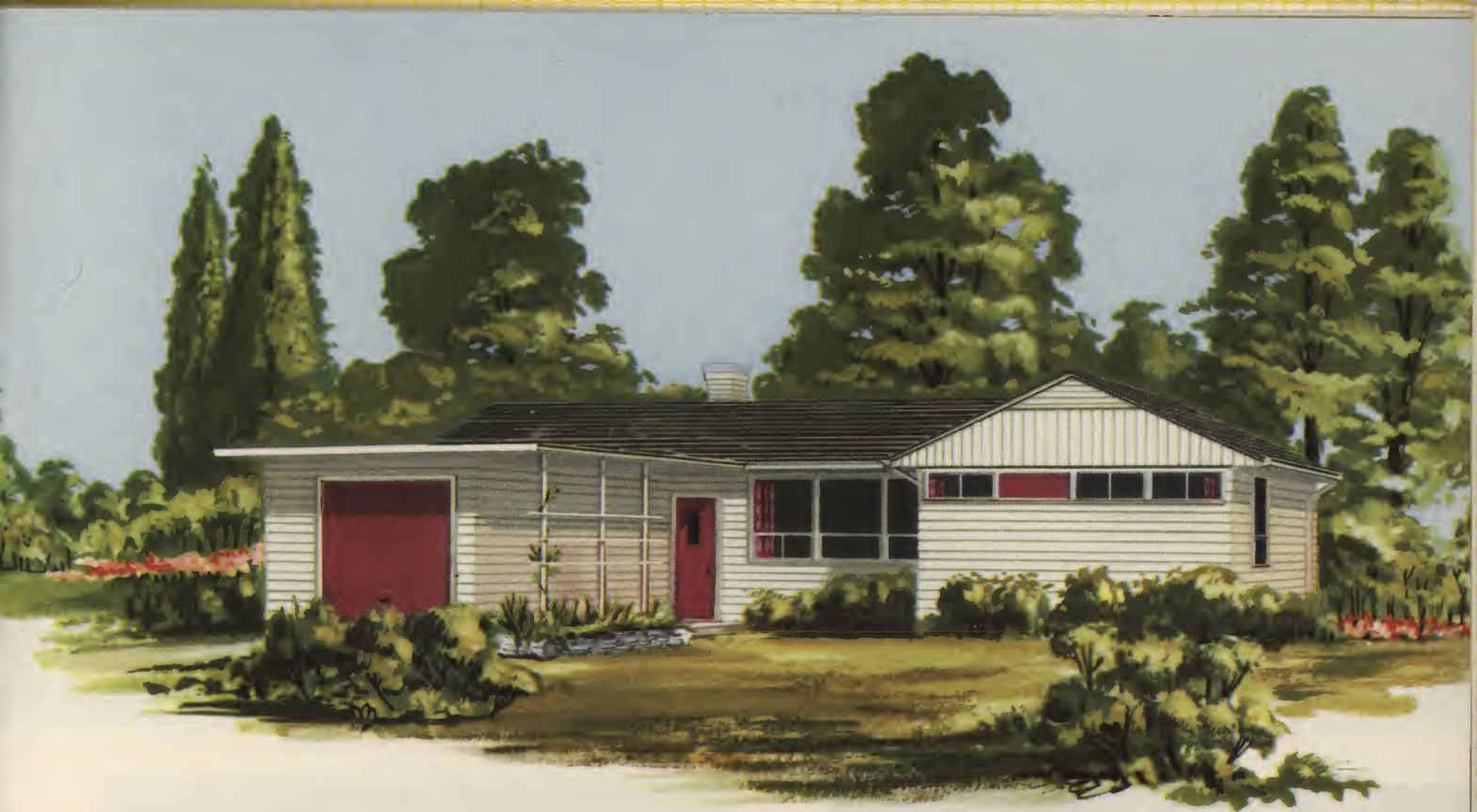
TOTAL LIVING AREA 816 SQ. FT.
RECOMMENDED LOT WIDTH 75 FT.



PLAN 2, WITHOUT BASEMENT



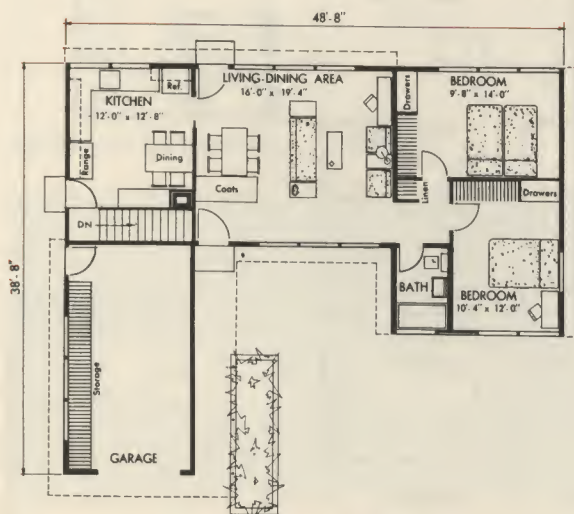
PLAN 1, WITH BASEMENT



LD 221



**PLAN 2,
WITHOUT BASEMENT**



PLAN 1, WITH BASEMENT

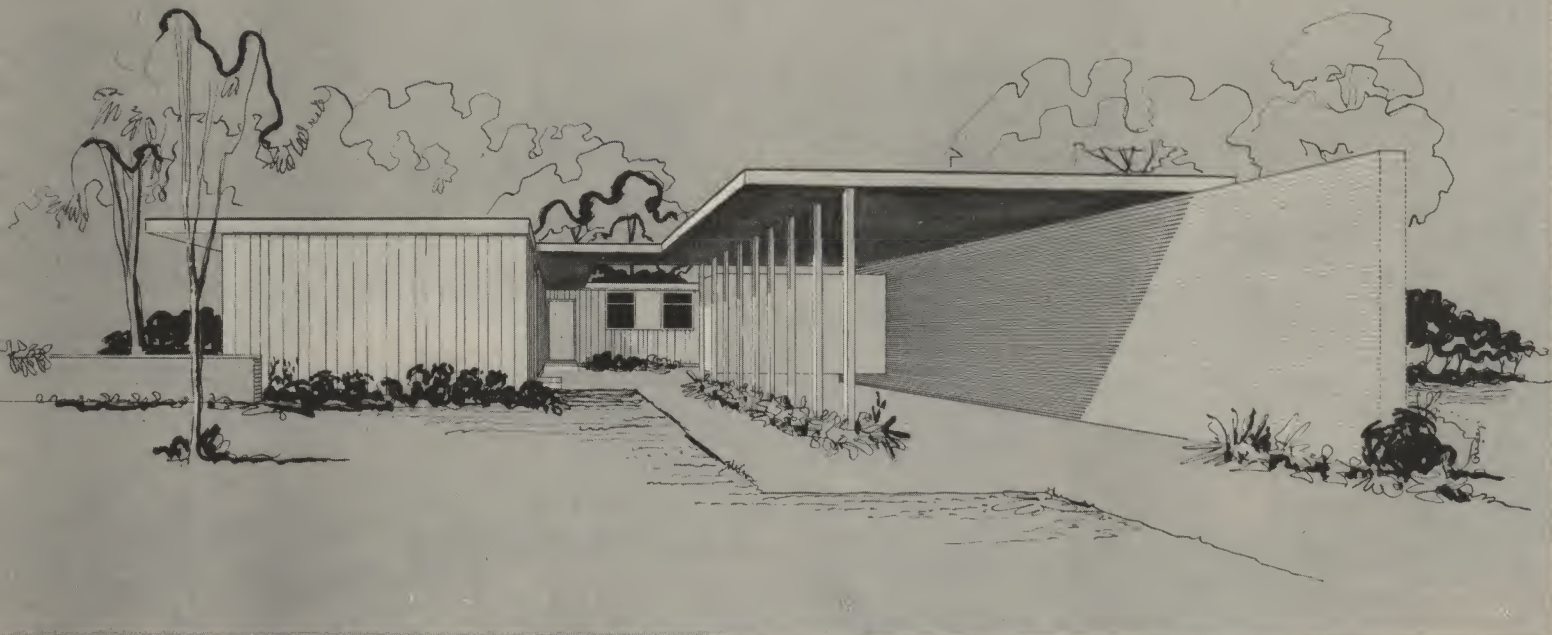
Windows placed high on the walls of the front bedroom and bath give these rooms privacy even though they face the street.

The garage forms the other wing of this "U" shaped plan which preferably faces north. A projection of the roof provides protection for the walk to the front door. A planting box, together with the combination of trussed and flat roofs, provides visual interest to this design.

Each of the two bedrooms — one master and one double, contain an abundance of storage space. A small vestibule, always a desired feature, is created by the use of a six foot high coat closet near the front entrance.



**TOTAL LIVING AREA 896 SQ. FT.
RECOMMENDED MINIMUM LOT WIDTH 65 FT.**



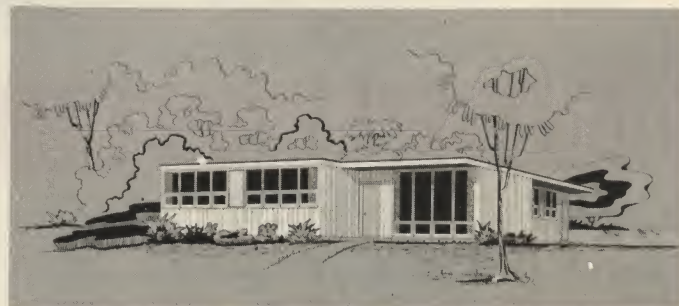
AS SEEN FROM THE ROAD

LD 222

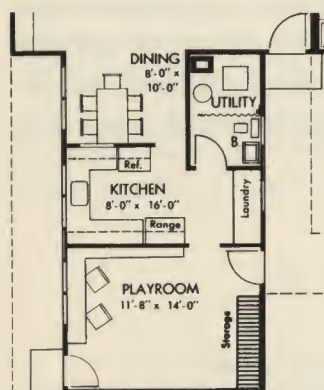
Children's play, both indoors and outdoors, can be supervised thru the ribbon of windows on the east wall of the house. The large playroom (den or work-room) adjoining the kitchen is placed near the half-bath for added convenience.

The bedrooms — two doubles and a single — have an abundance of closet space and are given privacy by their placement at one side of the house.

Designed for a lot on the south side of the street, the house is approached by a long informal walk which is given eye-appeal by colorful plantings.

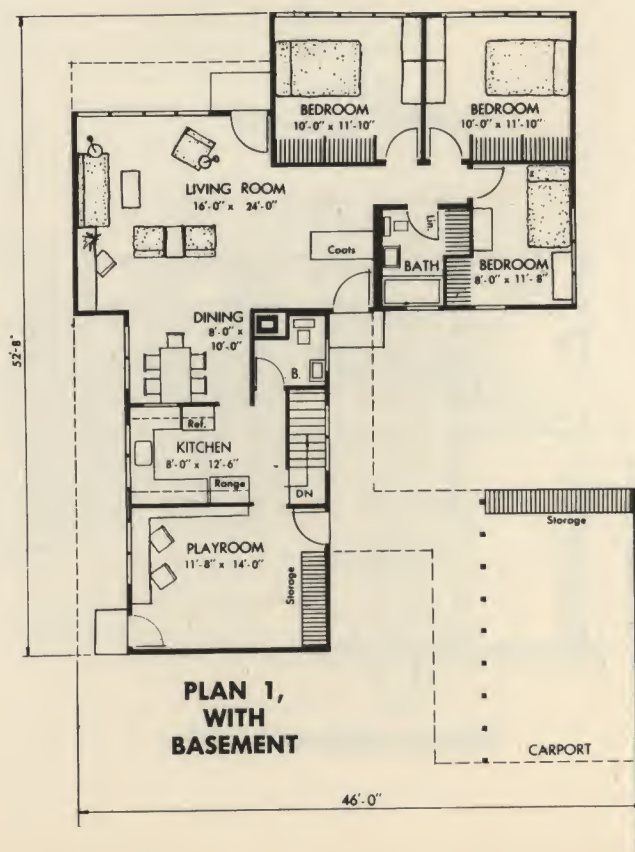


THE GARDEN SIDE



PLAN 2,
WITHOUT BASEMENT

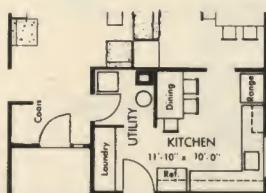
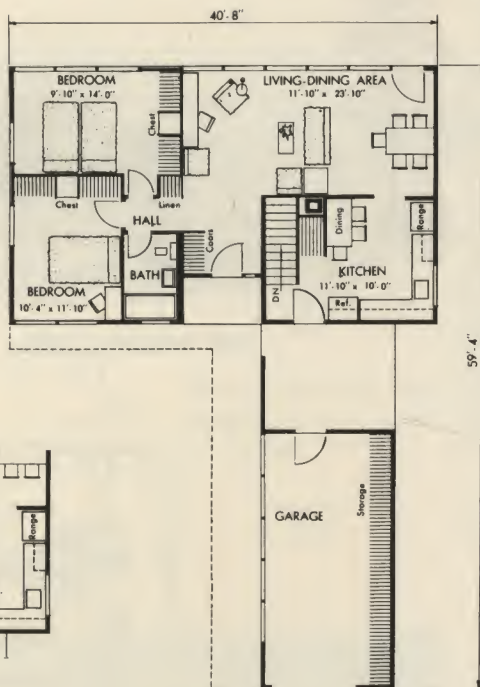
TOTAL LIVING AREA
1,280 SQ. FT.
RECOMMENDED LOT WIDTH
70 FT.



PLAN 1,
WITH
BASEMENT



**PLAN 1,
WITH
BASEMENT**



**PLAN 2,
WITHOUT BASEMENT**



AS SEEN FROM SOUTHWEST

LD 223

Two bedrooms, each with a generous amount of closet space and a built-in chest of drawers, make this an ideal home for a small family. The generous entry, together with the large expanse of glass across the south wall of the living room, creates a feeling of spaciousness seldom achieved in a small house. The large living-dining area permits a very flexible furniture arrangement.

The entrance to the kitchen is very convenient to the garage — a detached unit at the front. Note that the service area between the garage and the house is screened from the walk and the front entrance.



LIVING AREA 960 SQ. FT. MINIMUM
RECOMMENDED LOT WIDTH — 60 FT.



APPROACH FROM THE ROAD

LD 224

This home illustrates well the principle that beauty can be achieved through structural simplicity. The stone wall, which is a pleasant contrast to the redwood, is a structural part of the house, being exposed on both the interior and the exterior.

The privacy from the street which the plan offers makes it especially desirable for an urban site. It is recommended for a street running north and south since the living room faces south to the garden at the side of the house.



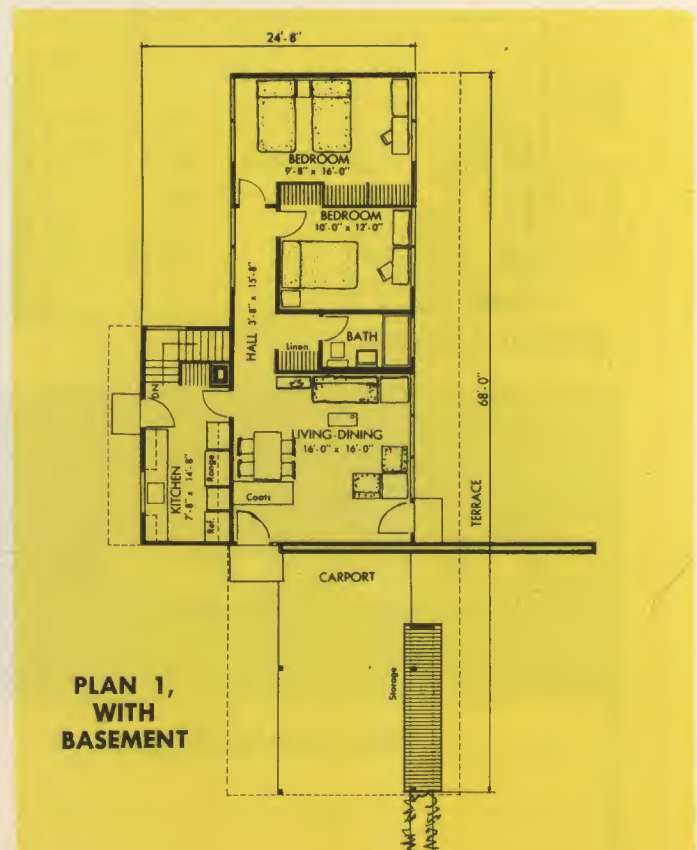
A MINIMUM LOT FRONTAGE OF 60 FT. IS RECOMMENDED. THE HOME HAS 832 SQ. FT. OF LIVING AREA.



PLAN 2,
WITHOUT
BASEMENT



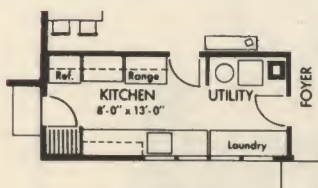
THE GARDEN SIDE





**EXTERIOR DESIGN A
IN VERTICAL SIDING**

LIVING AREA 960 SQ. FT.
RECOMMENDED LOT WIDTH 70 FT.

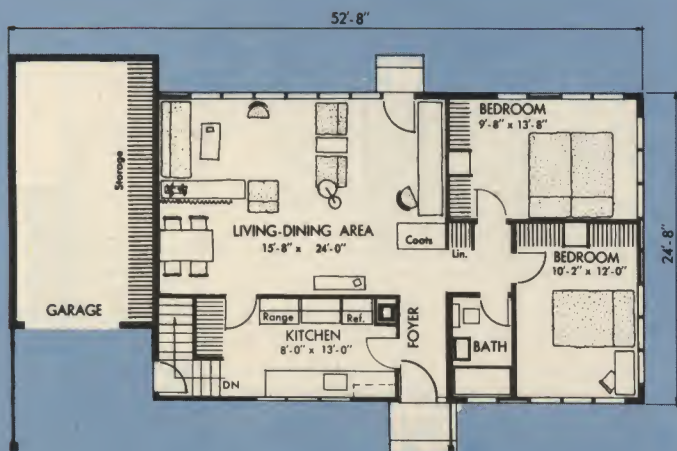


**PLAN 2,
WITHOUT BASEMENT**

Please state which exterior and which plan is desired.



DESIGN B, IN WOOD SHINGLES



PLAN 1, WITH BASEMENT

Careful and expert planning is clearly evident in the layout of this design. Note the excellent circulation to all areas of the house, such as direct access to either the front or side entrances as is permissible from the kitchen.

Although the living and dining spaces are in one large room, the two areas are screened from each other by a modern folding curtain or drapery. They are also completely away from the traffic lanes.

The house has two bedrooms, each with more than ample closet space and a built-in chest.

Decorative screens near the front door and garage add a dash of color to the exterior of the house.



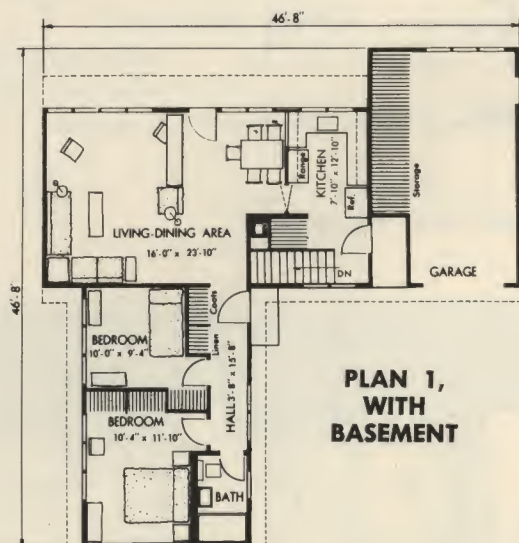
GARDEN SIDE

LD 226

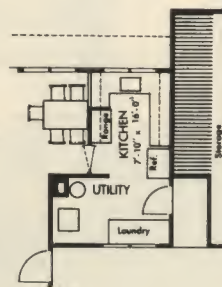
For those people who enjoy privacy and an area for intimate conversation this house solves their problem. The living area is a dead-end room giving an area free from traffic and interruption for study and visiting. Spaciousness is obtained, however, by the use of floor to ceiling areas of glass across the rear of the room.

The bedrooms—one double and one single—are well located and convenient to the front entrance. One can enter the front door and go directly to the bedroom area without passing through any other room. This convenience, as well as the entry into a hall, is not found in many homes of this size built today.

The sheltered service entrance and efficient pass-through from the kitchen to the dining area are other features of the plan which has 896 square feet of living space. It will easily fit on a lot with a frontage of 60 feet.

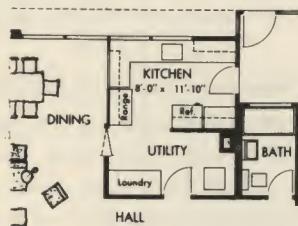


PLAN 2, WITH UTILITY ROOM, NO BASEMENT





**PLAN 2,
WITH UTILITY
ROOM AND NO
BASEMENT**



THE TOTAL AREA OF THE HOUSE IS 1,128
SQ. FT. A LOT WITH 75 FT. OF FRONTAGE
IS DESIRED.

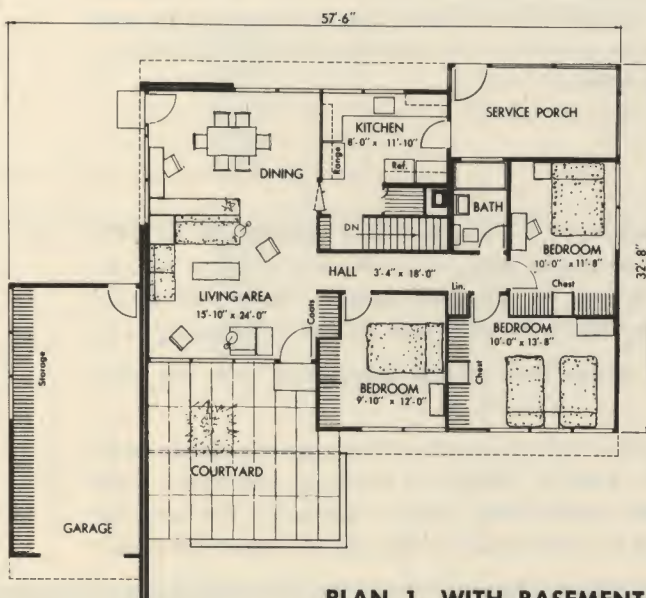
LD 227

A paved patio, shielded from the street by a brick wall, is one of the many features of the house shown here. For best results the front of this house should face south onto this patio.

Even though the living area facing the front has a large expanse of glass, there is no problem of "picture-window gazers" since the brick wall thwarts such passers-by. In addition to the patio, a second outdoor living space which is shielded from the street by the garage is adjacent to the large living-dining room.

The work area of this design has been simplified to provide the utmost efficiency. Note the easy access to the bath and bedroom section. The screened rear porch may be used for outdoor snacks thus furnishing a third and more sheltered area for outdoor living. Still another feature is the efficient pass-thru from kitchen to dining area.

More than ample storage space has been provided in each of the three bedrooms, two of which are sufficiently large enough for double beds and the third for twin beds.



PLAN 1, WITH BASEMENT

• FLEXIBILITY IN DESIGN IN UNIT PLANNING

In developing its system of unit planning, the Small Homes Council research architects analyzed the functions of a house from the standpoint of use — i.e., living, eating, sleeping. For each function, a type of unit was developed. There are three basic types: living-dining area units, work area units (kitchen-utility room) and sleeping units (bedrooms-bath). One of each of the three is all that is necessary to form a complete house.

Besides the basic units, three types of optional units were developed: (1) garage or carport unit; (2) extra room units which can be used to provide a separate dining-room, bedroom, study or porch; and (3) sleeping area expansion units which can be used to give extra bedrooms, or in some units, a children's playroom.

The units are designed for one-story basementless houses; however, alternate schemes for the work area units have been developed which show basement stairways.

FLEXIBILITY IN SPACE USE

Because different families use a house in different ways, it is essential that the units be as flexible as possible.

Some family requirements are fairly constant. The activities of sleeping, cooking, eating and bathing are carried on in all houses, and standards for minimum areas and equipment have been set up through experience and research.

Individual differences show up especially in requirements for relaxation and recreation. Some families desire a large, all-purpose living area, while others prefer a smaller room plus a separate study or recreation room. Some families desire minimum-size bedrooms, used only for sleeping and dressing, while others want to use bedrooms for study or play space also. These individual differences affect both the size and the arrangement of a house.

Each series of units provides for a wide variety of room sizes. Minimum houses can be built from the units, as can larger, more generous ones.

In order to insure the livability of the units and the houses developed from them, the size of the living-dining areas and the bedrooms were determined by studies which involved furniture, traffic patterns, and possible door and window locations. Basic groups of furniture were arranged as they might normally be used. Space was allowed for traffic lanes as well as for accepted clearances between pieces, and between each piece and a wall. On the basis of these arrangements, minimum dimensions for rooms were established. Other items of furniture were then added to the basic list and arranged in various ways to obtain dimensions for rooms above minimum size.

FLEXIBILITY IN ARRANGEMENT OF UNITS

In the interest of flexibility, no attempt has been made to indicate which wall of a unit is to be an exterior wall of a house, or to indicate the exact position of windows (except in the kitchen where arrangements for wall cabinets and windows are interrelated). The planner must therefore provide for the additional thickness of walls to be used for the exterior and also for those between adjoining units.

All the units can be reversed.

FLEXIBILITY AS RELATED TO STRUCTURE

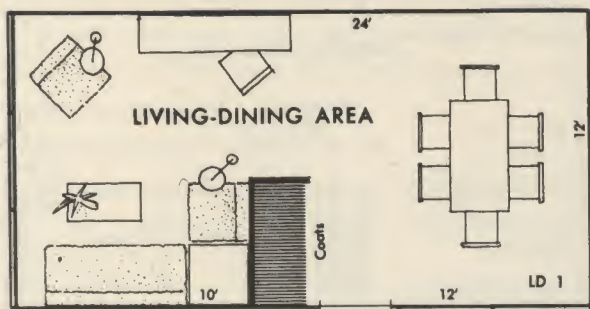
The units are designed on a 4-foot module to allow flexibility in the choice of stud spacing (16" or 24"). In a few units, clearances or furniture sizes dictated a room dimension which was not near a 4-foot module. These are shown as 10 feet, 14 feet or 18 feet wide. In the interest of structural economy, these units should be combined with other such units to form a full module, or they should be used with 24-inch stud spacing only.

The units which are 16 feet wide are often roofed with a simple truss of that span; other units are combined to produce 24-foot spans.

As indicated by the variations, the units shown on the following pages are not intended to be completely rigid; however, any change in the units, no matter how slight — even a change in window selection — must be made in accordance with the principles of design and construction which controlled the original design of the units. Otherwise, the modular quality may be destroyed or the use of improved building techniques may be made impossible.

Use the CUTOUTS on the following pages for planning your home 

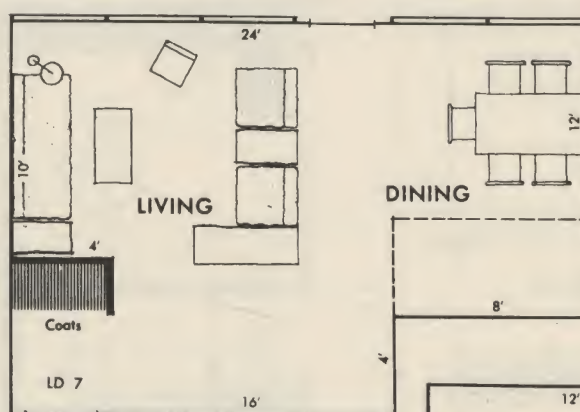
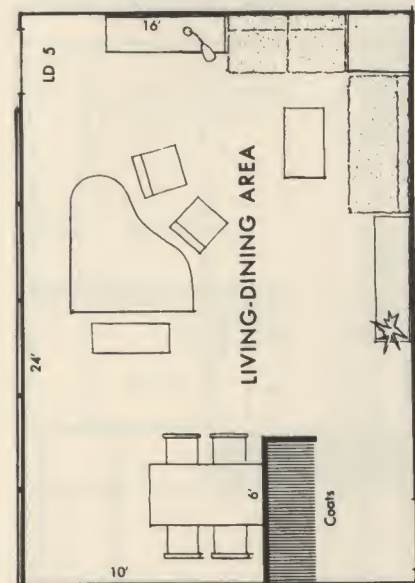
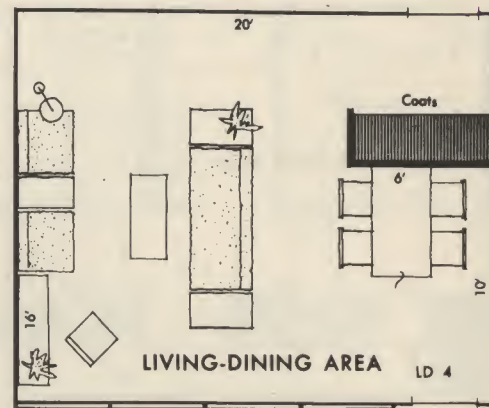
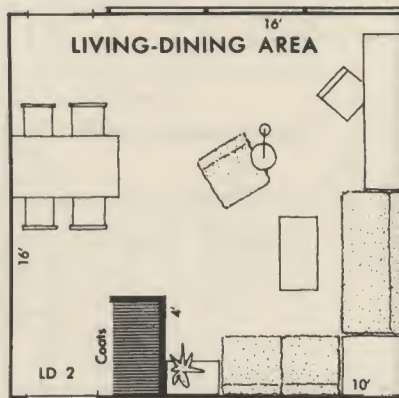
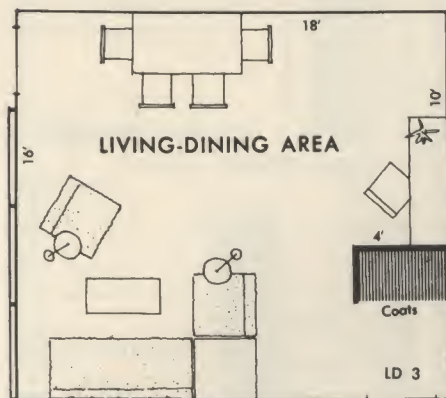
● PLANS FOR LIVING-DINING AREA UNITS — "LD" SERIES



The "LD" units contain the living and dining areas plus space for the front entrance. They are either 12 feet or 16 feet in width — predominantly 16 feet which is larger than in living-dining areas found in many small homes today.

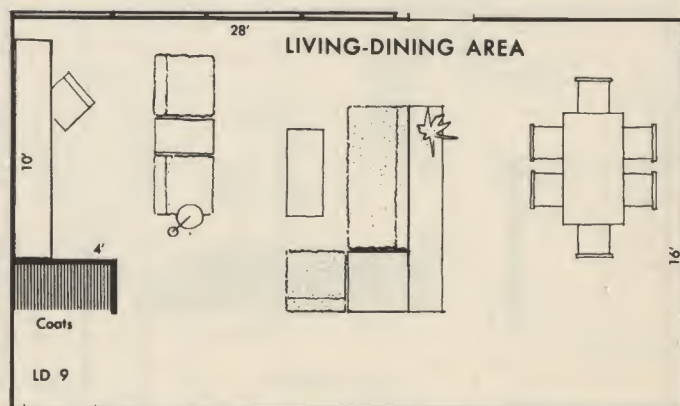
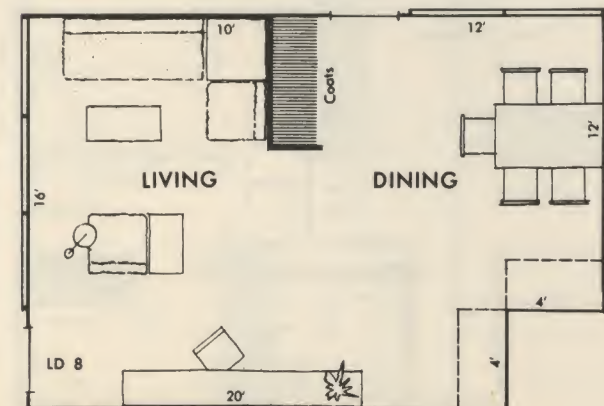
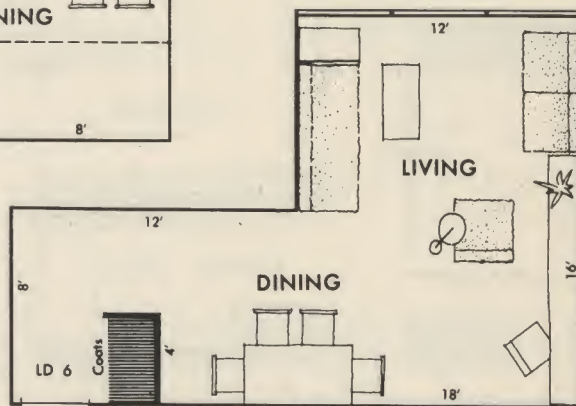
The 12-foot width should be used with caution. It should never be selected when the traffic lanes cut through the long dimension of the room.

The combination of a 16-foot and a 12-foot width produces an interesting "L"-shaped living-dining area.



All Drawings Made To Scale $\frac{1}{8}'' = 1 \text{ Ft.}$

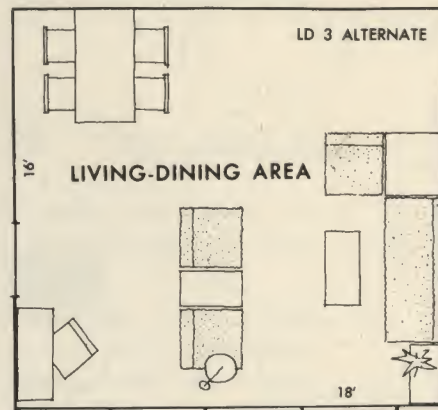
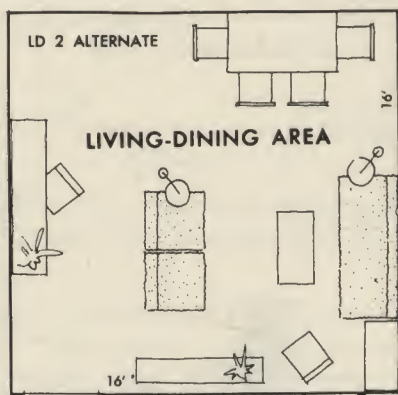
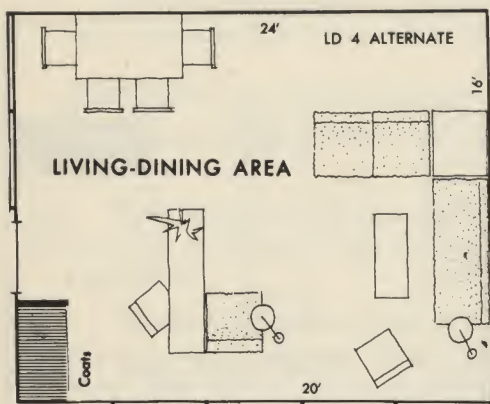
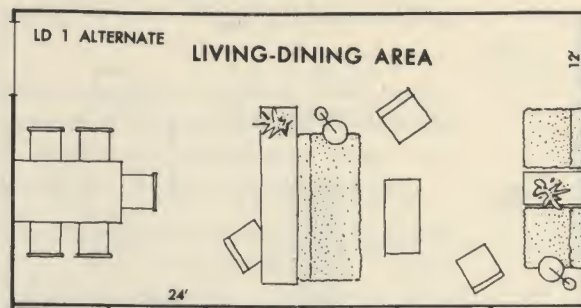
All Room Dimensions Shown
On Plans Are Approximate.



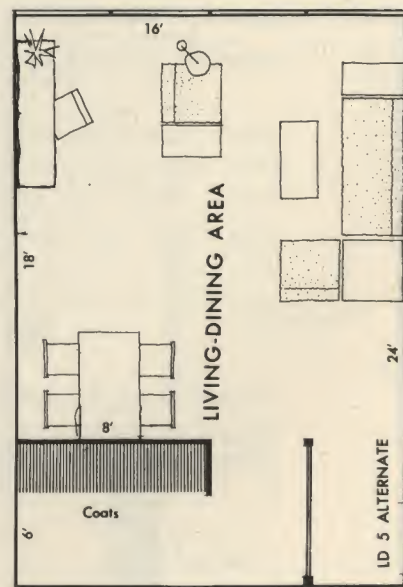
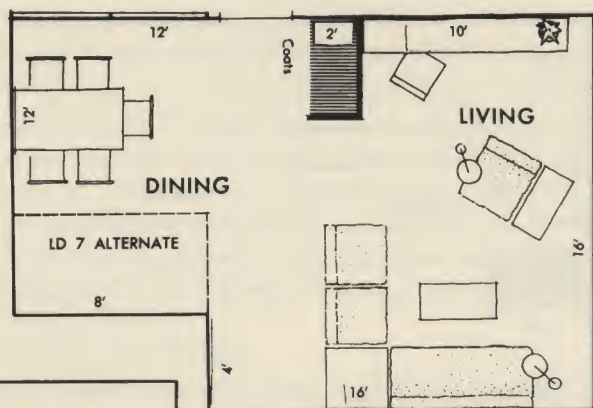
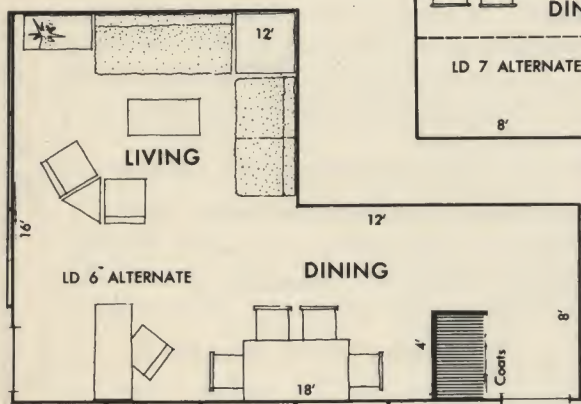
● PLANS FOR LIVING-DINING AREA UNITS – "LD" SERIES

Attention is directed to the reverse side of this sheet. These are alternate plans for those shown on page 33. In addition to these alternates it must be emphasized that any of the units shown are reversible. Many more possibilities will appear when these units are combined with others to form a house plan.

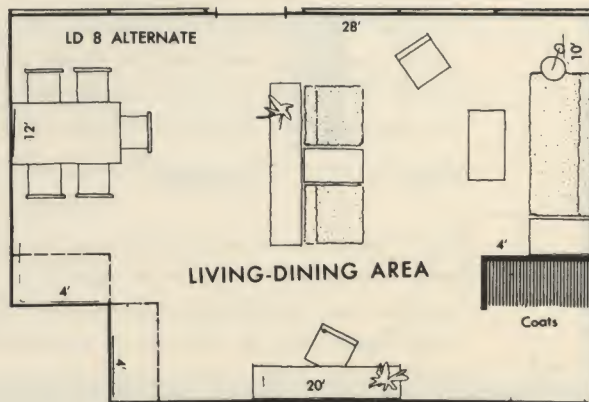
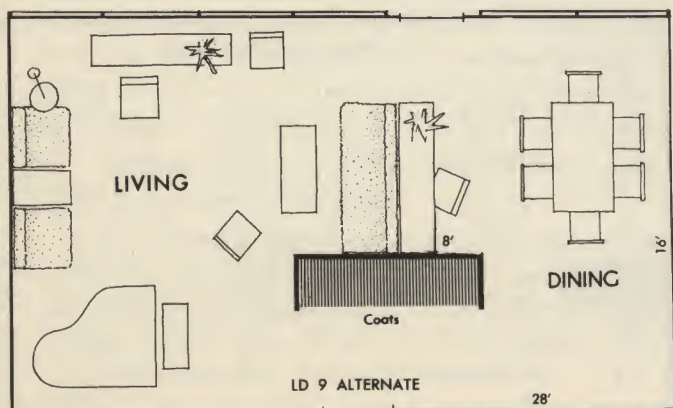
CUTOUTS for planning your home



All Drawings Made To Scale $\frac{1}{8}" = 1 \text{ Ft.}$



All Room Dimensions Shown
On Plans Are Approximate.

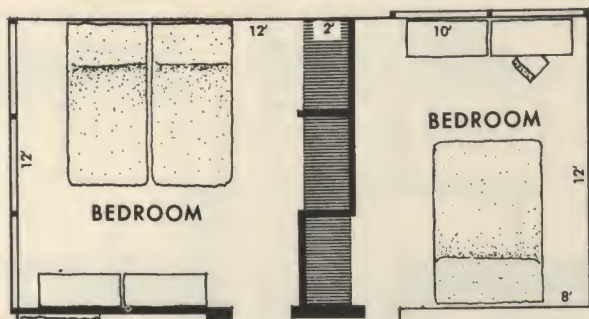


CUT ON THIS LINE

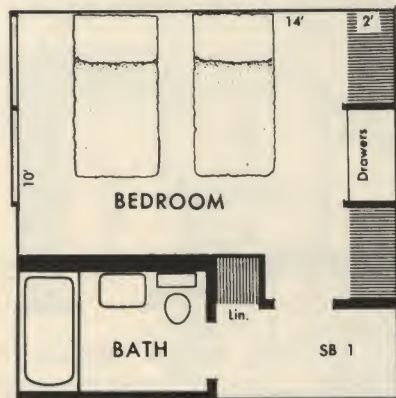
● PLANS FOR SLEEPING UNITS – "SB" & "S" SERIES

The "SB" units contain bedrooms and bathrooms; the "S" units, bedrooms only. The latter are intended for use only with work area units having bathrooms (Series WB). See pages 36, 37 and 38.

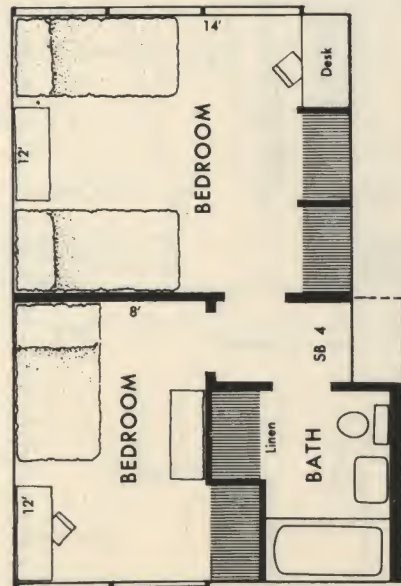
All Drawings Made To Scale $\frac{1}{8}" = 1 \text{ Ft.}$



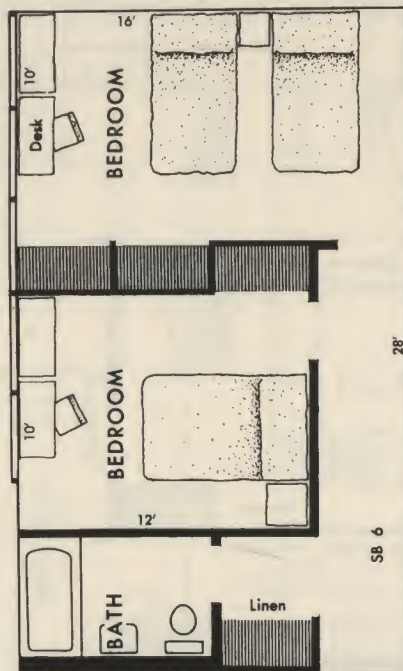
SB 8



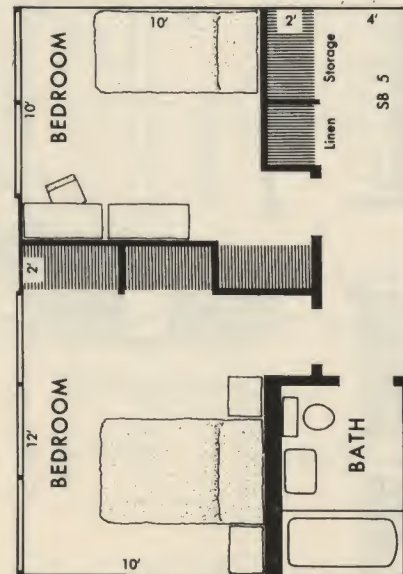
SB 1



SB 4

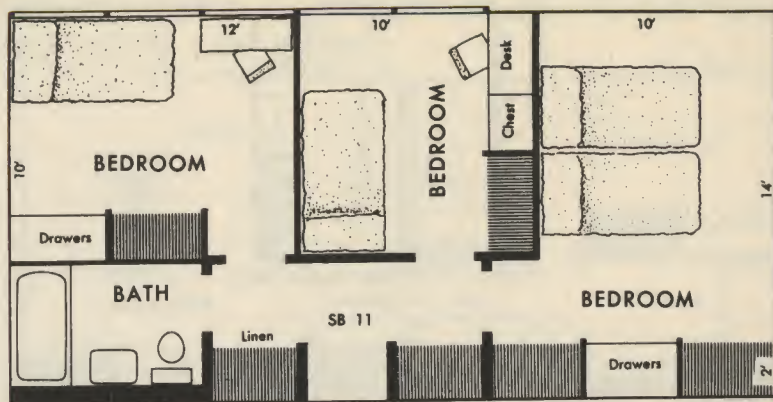


SB 6

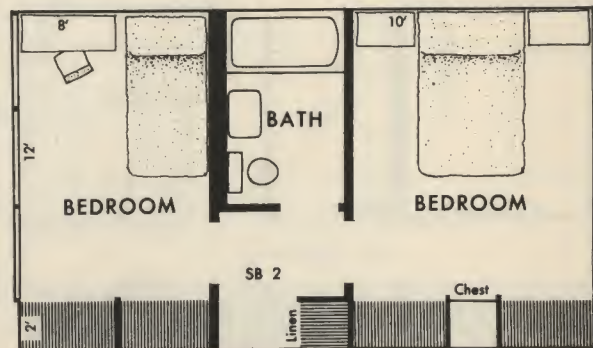


SB 5

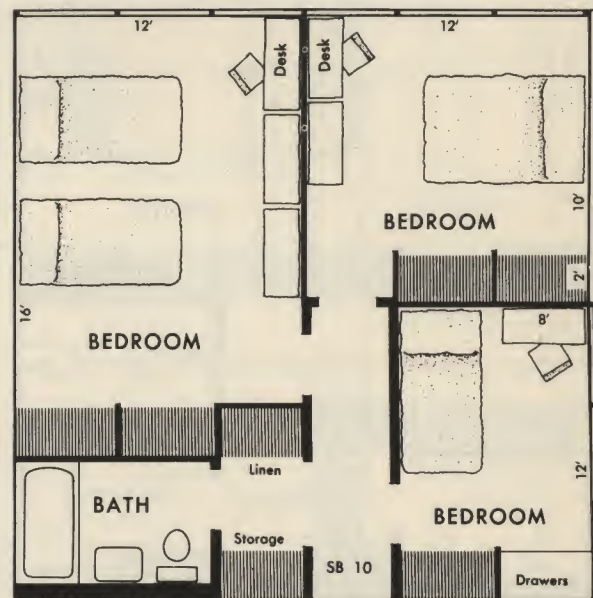
All Room Dimensions
Shown On Plans
Are Approximate.



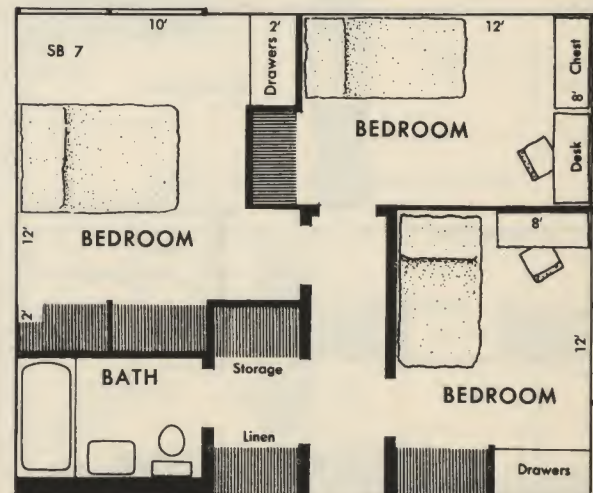
SB 11



SB 2



SB 10



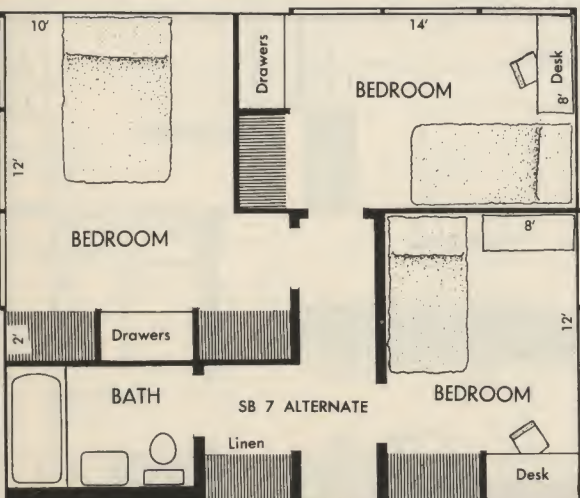
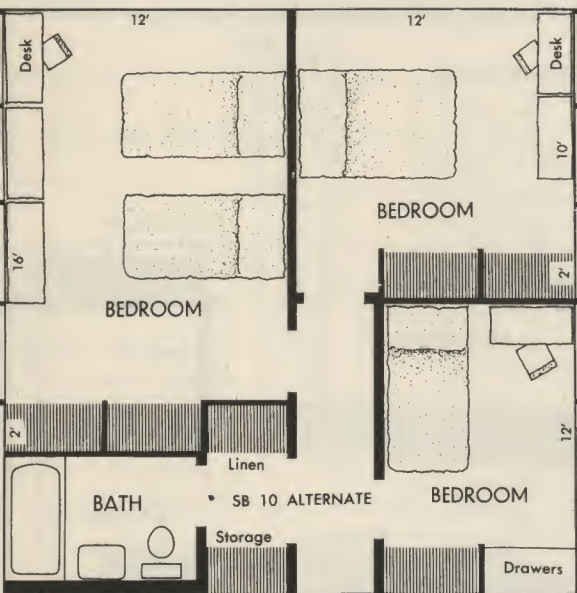
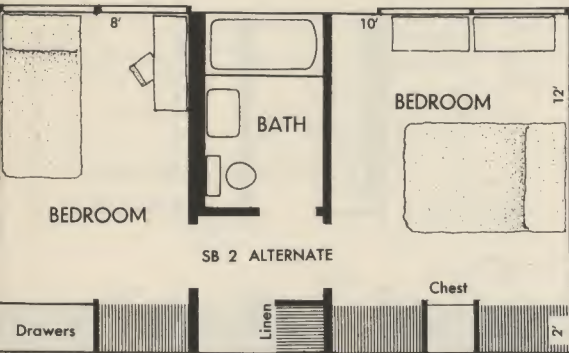
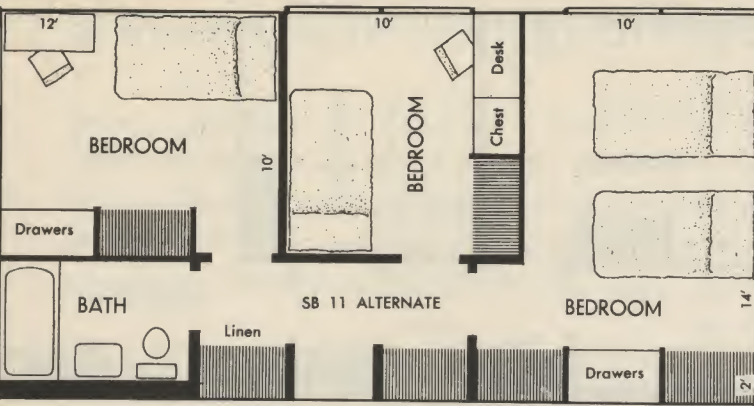
SB 7

CUT ON THIS LINE

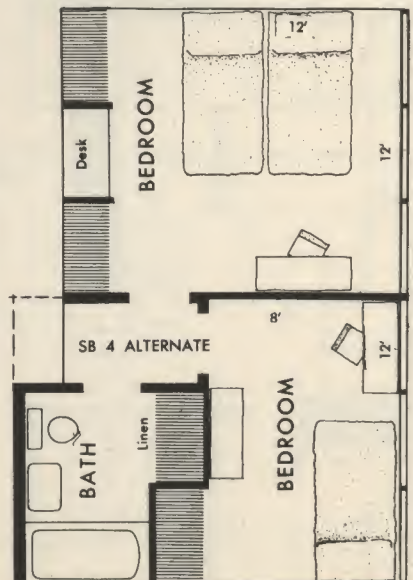
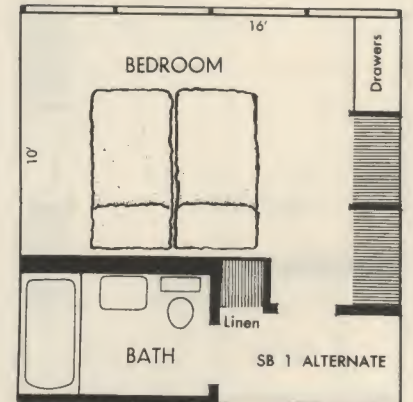
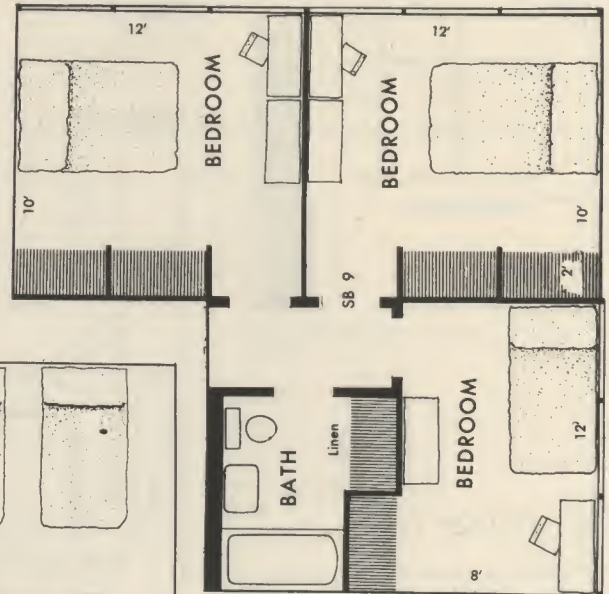
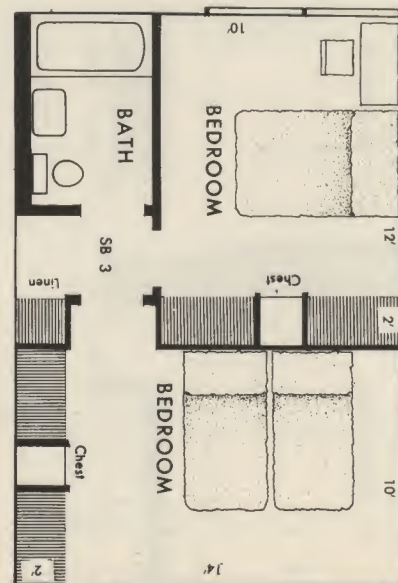
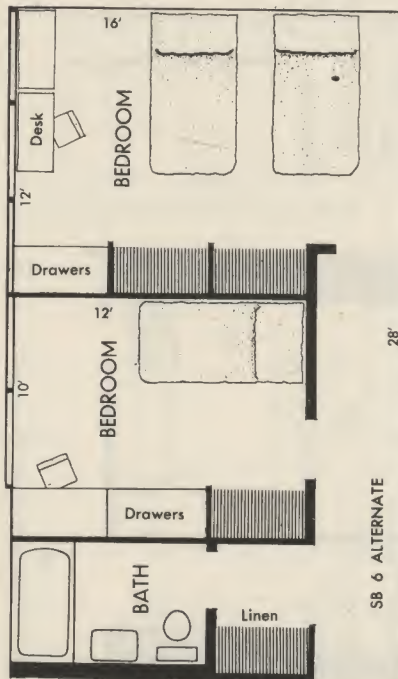
● PLANS FOR SLEEPING UNITS – "SB" & "S" SERIES

The number of bedrooms in a unit varies from one to three. All bedroom units can be expanded by using the "E" Series units on pages 37 and 38.

All Drawings Made To Scale $\frac{1}{8}" = 1 \text{ Ft.}$

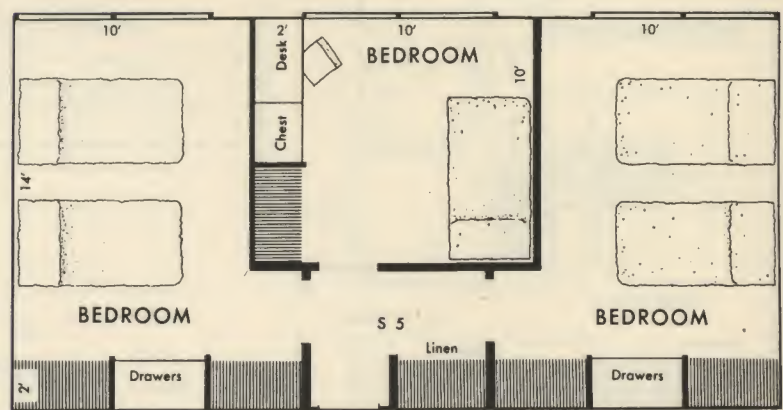
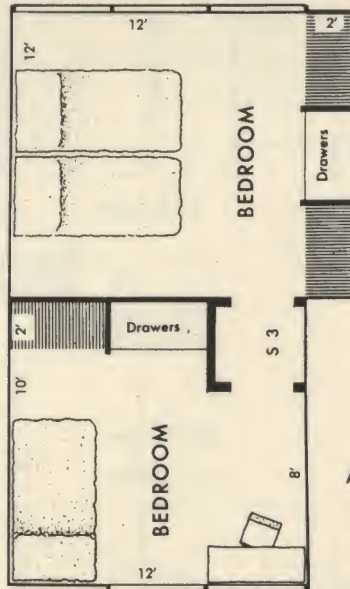
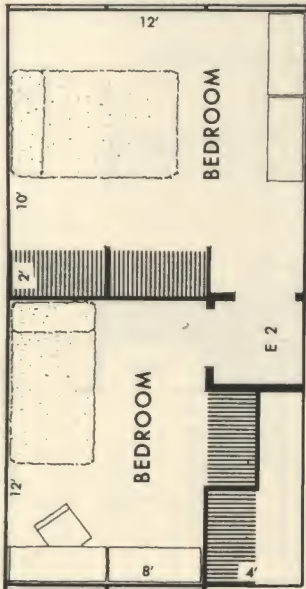
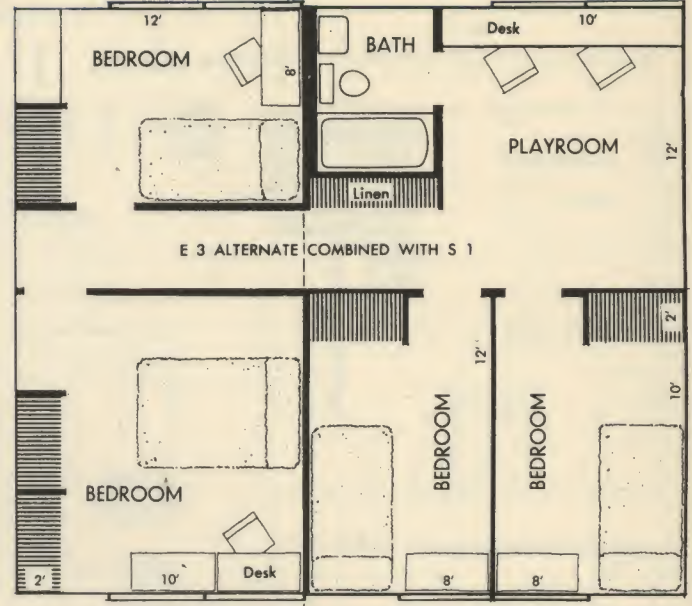
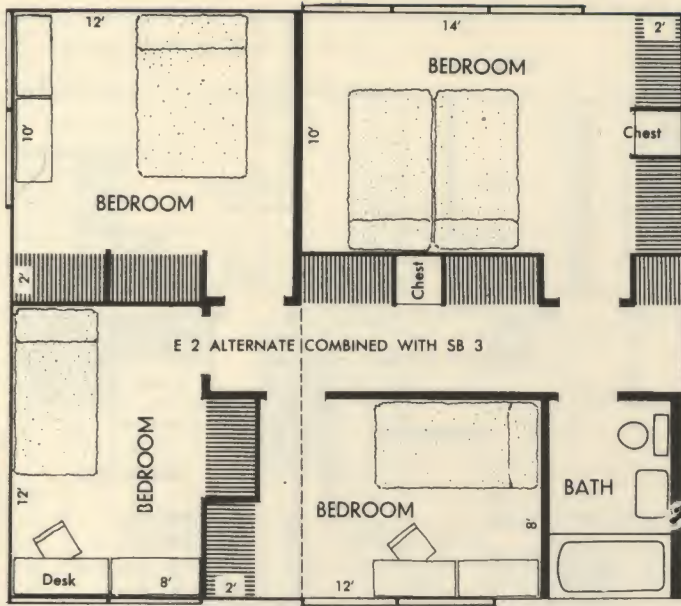


All Room Dimensions
Shown On Plans
Are Approximate.

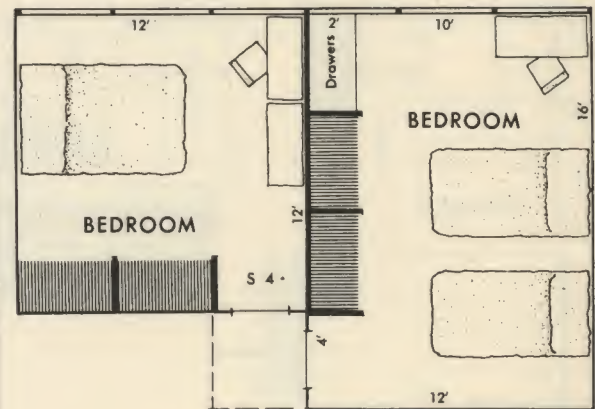
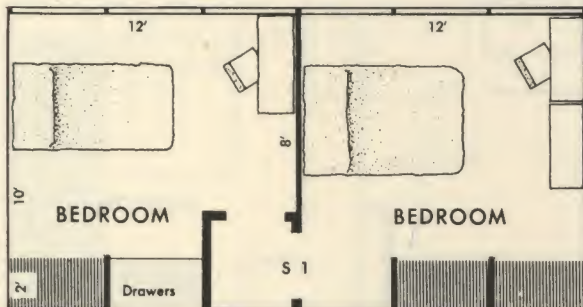


CUT ON THIS LINE

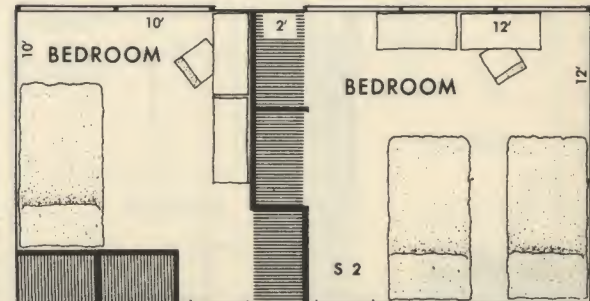
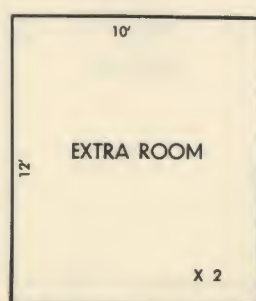
● PLANS FOR SLEEPING UNITS —"S" SERIES, AND EXPANSION UNITS —"E" SERIES,
AND EXTRA ROOM UNITS —"X" SERIES



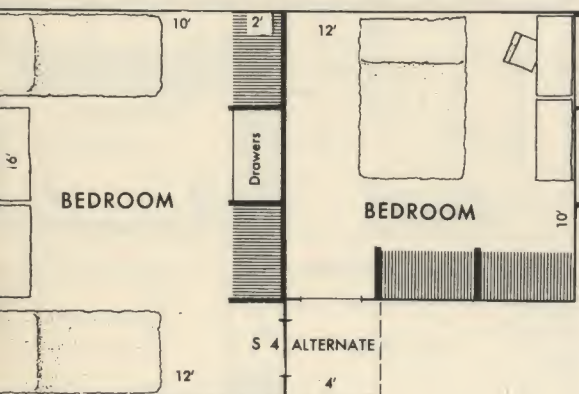
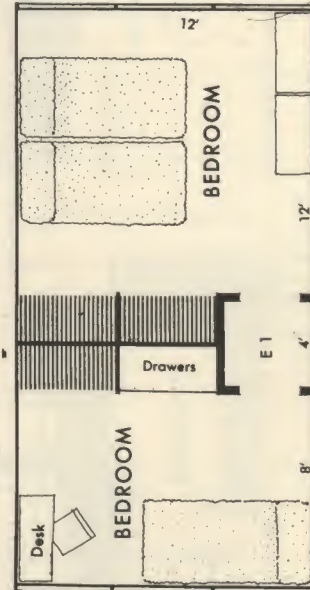
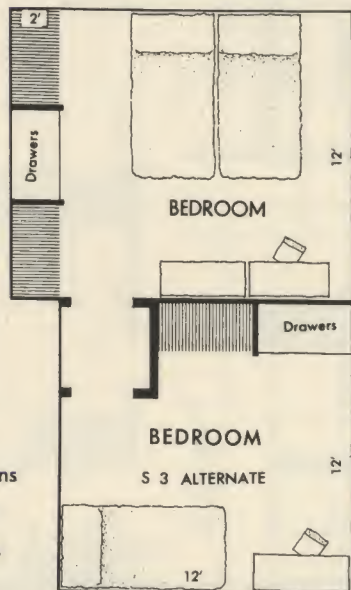
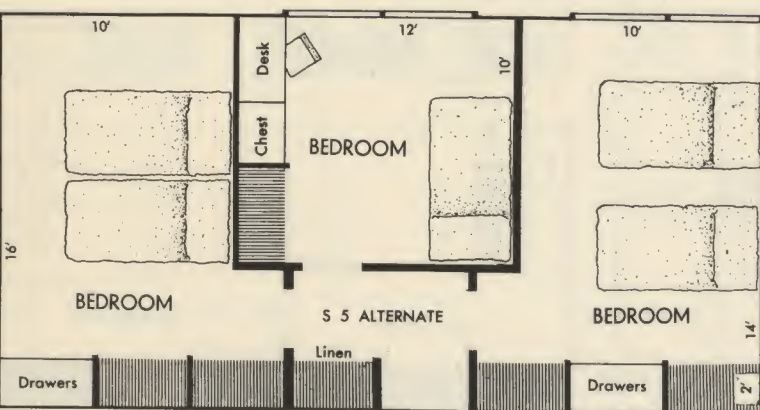
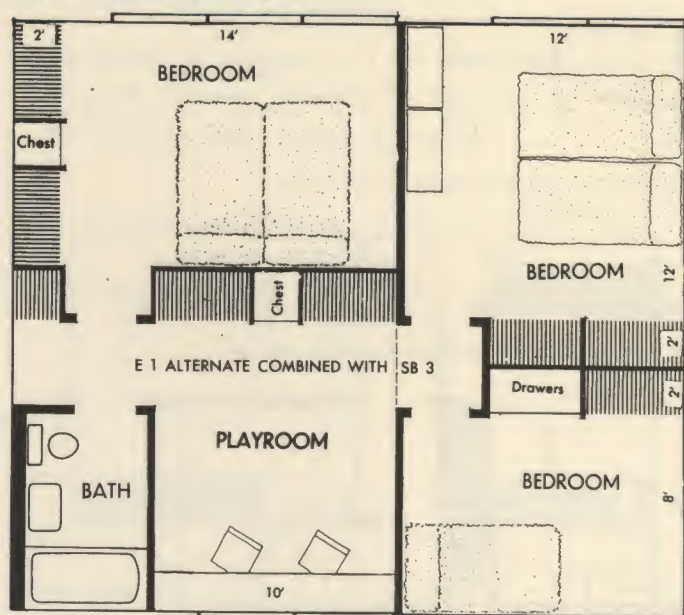
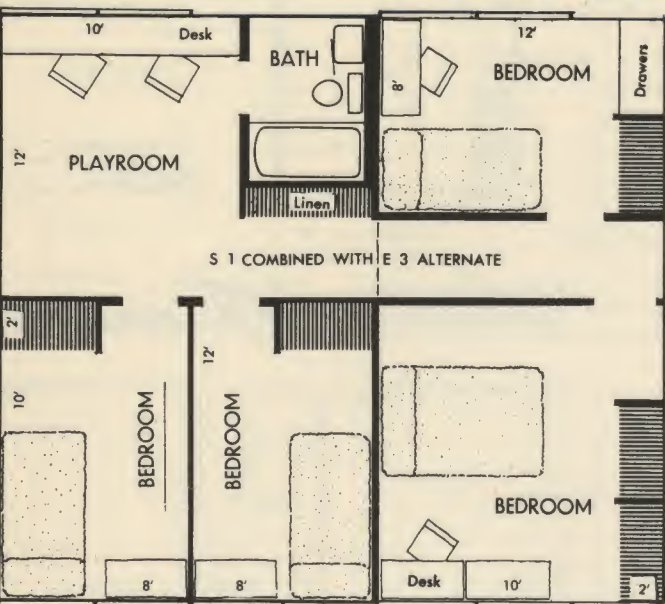
All Room Dimensions
Shown On Plans
Are Approximate.



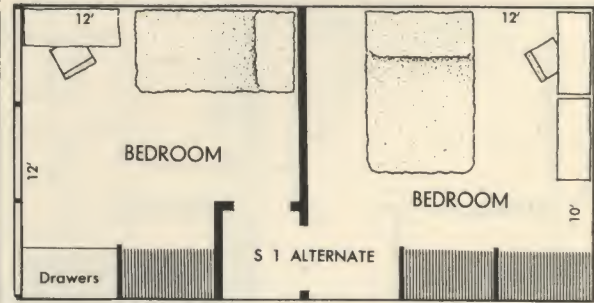
All Drawings Made To Scale $\frac{1}{8}'' = 1 \text{ Ft.}$



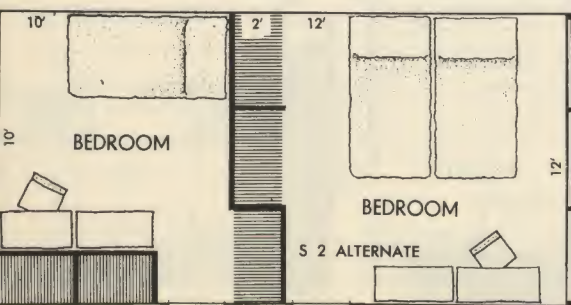
● PLANS FOR SLEEPING UNITS—"S" SERIES, AND EXPANSION UNITS—"E" SERIES
AND EXTRA ROOM UNITS—"X" SERIES



All Room Dimensions
Shown On Plans
Are Approximate.



All Drawings Made To Scale $\frac{1}{8}'' = 1 \text{ Ft.}$



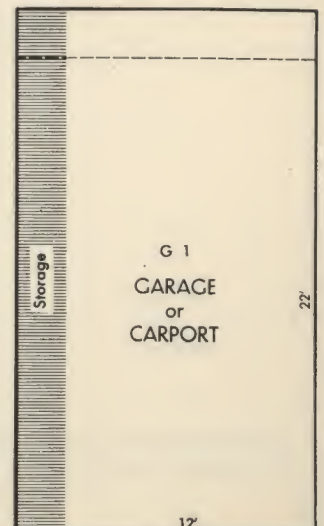
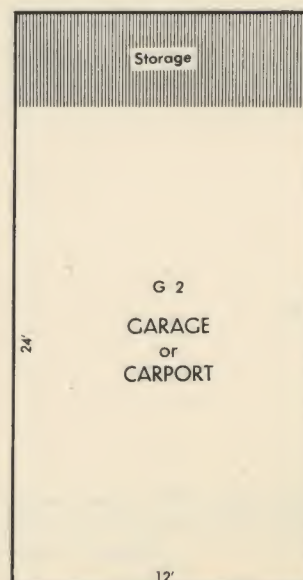
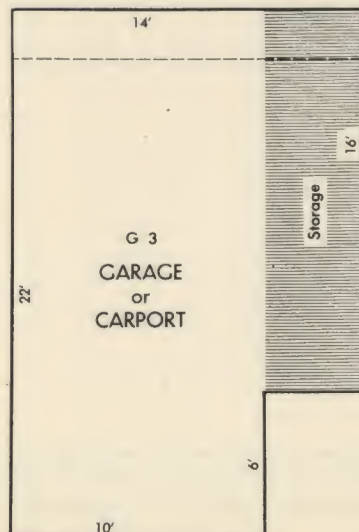
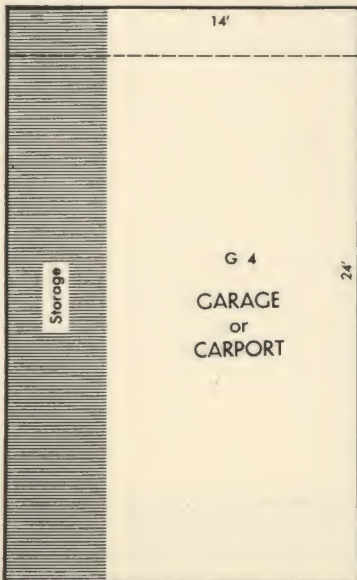
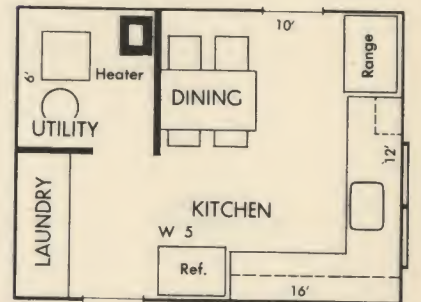
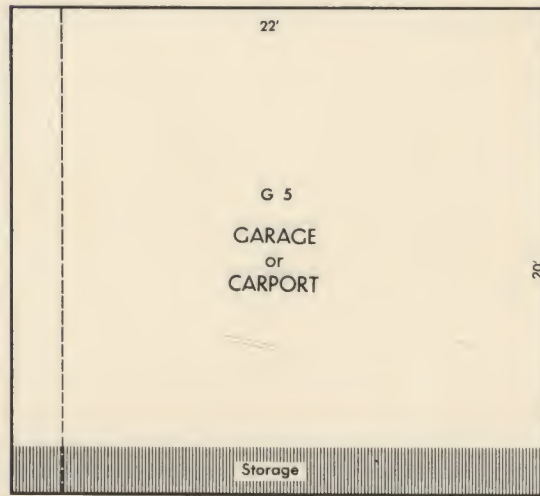
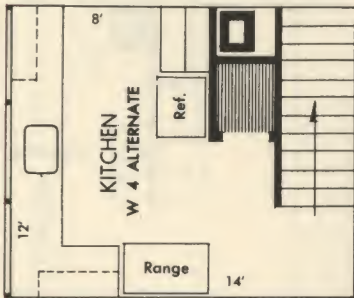
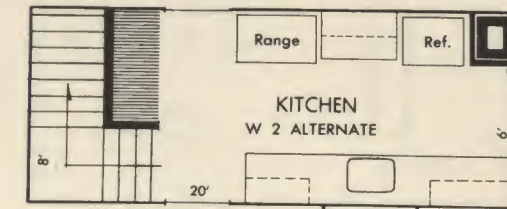
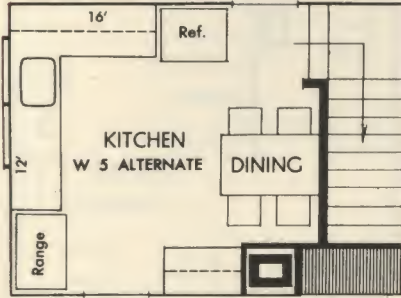
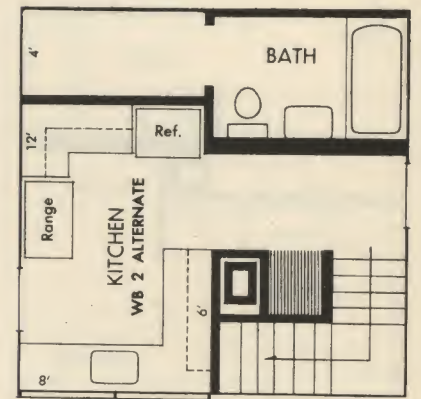
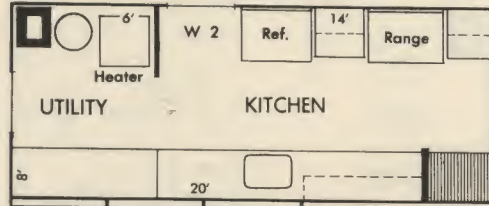
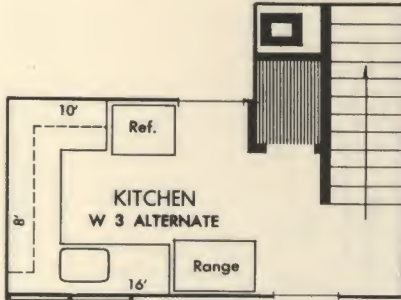
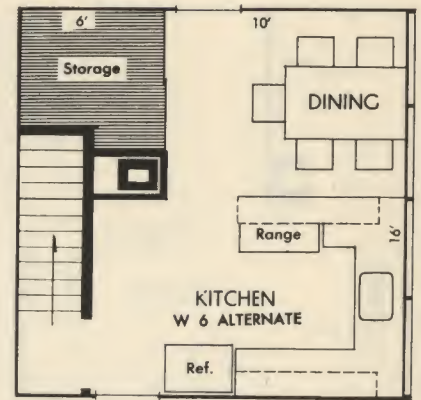
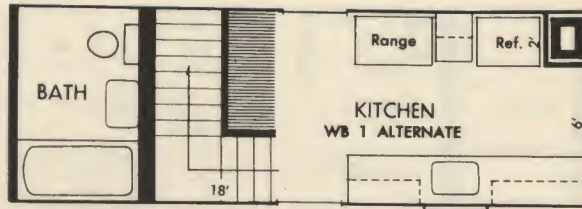
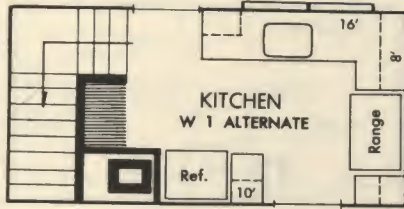
CUT ON THIS LINE

● PLANS FOR WORK AREA UNITS—"W" SERIES, AND GARAGE UNITS—"G" SERIES

THOSE UNITS INCLUDING A BATHROOM ARE DESIGNATED AS "WB" TYPE

All Drawings Made To Scale $\frac{1}{8}" = 1 \text{ Ft.}$

All Room Dimensions Shown On Plans Are Approximate.

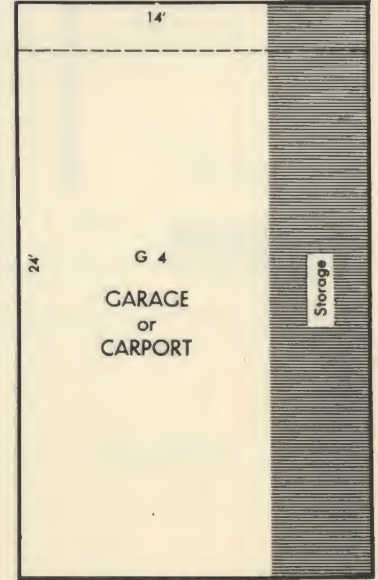
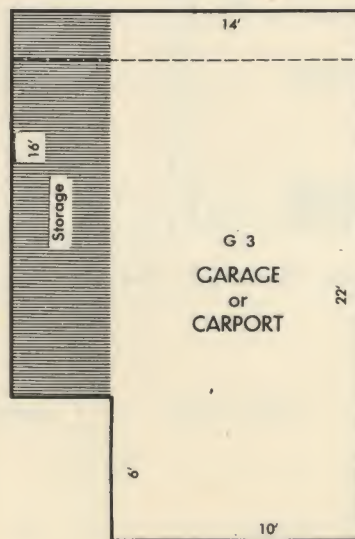
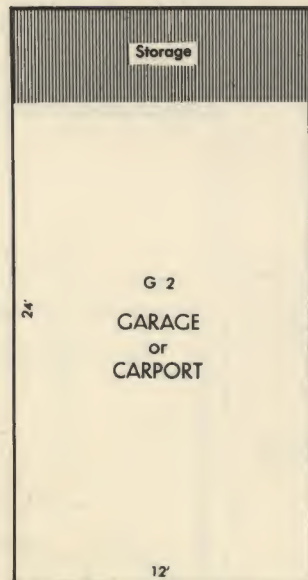
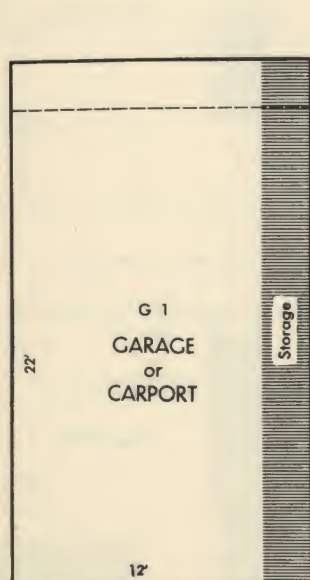
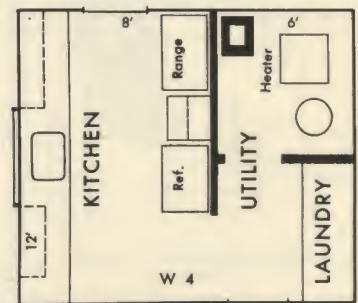
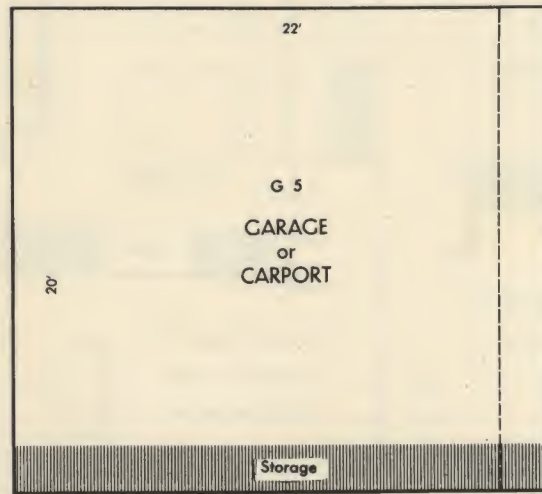
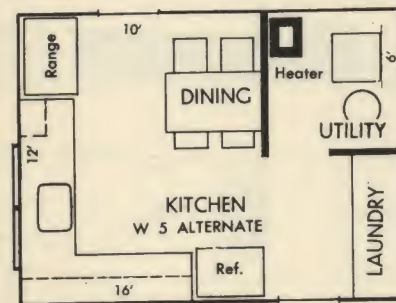
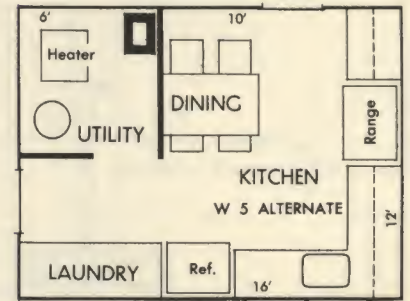
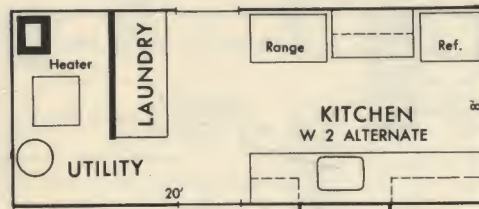
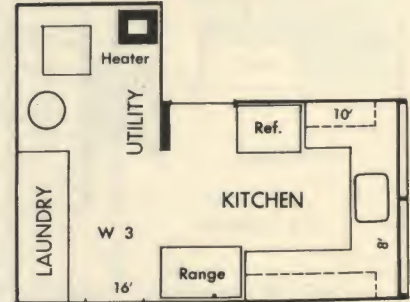
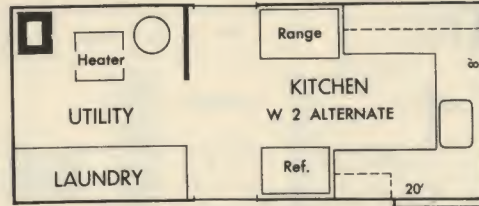
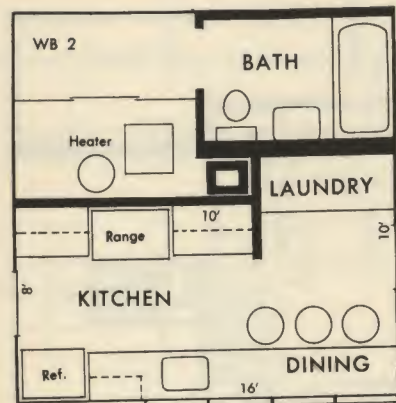
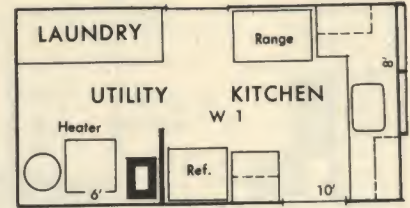
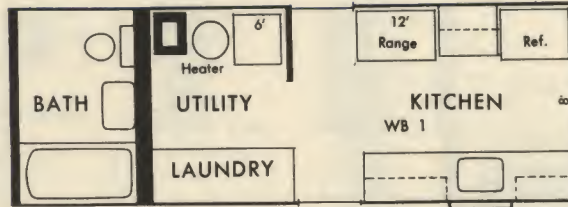
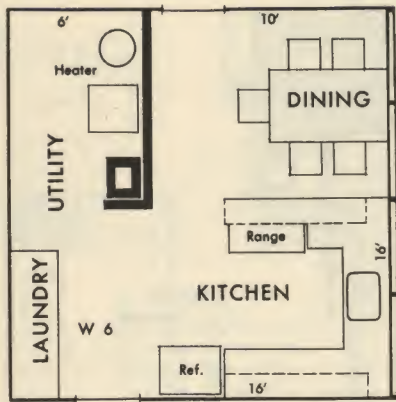


● PLANS FOR WORK AREA UNITS – "W" SERIES, AND GARAGE UNITS – "G" SERIES

THOSE UNITS INCLUDING A BATHROOM ARE DESIGNATED AS "WB" TYPE

All Drawings Made To Scale $\frac{1}{8}" = 1 \text{ Ft.}$

All Room Dimensions Shown On Plans Are Approximate



CUT ON THIS LINE

- PLAN YOUR INDIVIDUAL HOME ON THIS GRID SHEET

This sheet is provided to enable the prospective home builder to plan his own home. The various units illustrated on the preceding pages can be cut out and grouped here to form the plan desired. The yellow lines forming the grid are $\frac{1}{8}$ " apart, the cutouts are made to a scale of $\frac{1}{8}$ " equal to 1 ft. Therefore, the resulting plan will be at $\frac{1}{8}$ " scale.

- PLAN YOUR INDIVIDUAL HOME ON THIS GRID SHEET

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